

SUFFOLK COUNTY PLANNING COMMISSION

c/o Suffolk County Planning Department
100 Veterans Memorial Highway, PO Box 6100, Hauppauge, NY 11788-0099
T: (631) 853-5192 F: (631) 853-4044
Thomas A. Isles, Director of Planning
April 1, 2009

Notice of Meeting

The next meeting of the **SUFFOLK COUNTY PLANNING COMMISSION** will be held on **WEDNESDAY, April 1, 2009 at 12:00 P.M. at Suffolk County Legislative Auditorium in the William Rogers Building at the North County Complex in Hauppauge.**

The tentative **AGENDA** includes:

1. Swearing in the New Members
2. Adoption of minutes for January 7, 2009 & February 4, 2009
3. Public Portion
4. Chairman's report
5. Director's report
6. Presentations:
 - Stephen M. Jones, Chief Executive Officer, Suffolk County Water Authority (SCWA)- Source Water Assessment Program (SWAP)
 - Long Island Builders Institute (LIBI)-Status of Long Island Building Industry
7. Sections A14-14 to 23 of the Suffolk County Administrative Code
 - Valero Service Station (Southold) 1000 10200 0500 026000
8. Section A 14-24 of the Suffolk County Administrative Code
 - 820 Lumber Lane (Southampton) 0900-05100-0100-004000
9. Suffolk County Comprehensive Plan. Outline Review
10. Other Business

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AGENDA

The next meeting of the **SUFFOLK COUNTY PLANNING COMMISSION** will be held on **WEDNESDAY, May 6, 2009 at 12:00 P.M. in the ISLIP TOWN BOARD ROOM at 655 Main Street in Islip. (2nd Floor)**

1. Swearing in the New Members: Michael Kelly (Brookhaven) & Joseph Potter (East Hampton)
2. Adoption of minutes for January 7, 2009 & February 4, 2009
3. Public Portion
4. Chairman's report
5. Director's report
6. Presentations:
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Source Water Assessment Program (SWAP)
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10. Other Business

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SUFFOLK COUNTY PLANNING COMMISSION

H. LEE DENNISON BUILDING
ARTHUR KUNZ CONFERENCE ROOM
100 Veterans Memorial Highway
P. O. Box 6100
Hauppauge, New York

April 1, 2009
12:00 p. m.

BEFORE:

DAVID CALONE, Chairman
Town of Babylon

REPORTED BY:

THERESA PAPE, Court Reporter/Notary Public

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A P P E A R A N C E S:

2

- 3 CONSTANTINE KONTOKOSTA, Vice Chairman,
Commi ssi on Member
4 Vi ll ages Under 5,000 Popul ati on
- 5 LINDA HOLMES, Commi ssi on Member
Town of Shel ter Isl and
- 6 BARBARA ROBERTS, Commi ssi on Member
7 Town of Southampton
- 8 CHARLA BOLTON, Commi ssi on Member
9 At Large
- 10 ROBERT BRAUN, Commi ssi on Member
Town of Smi thtown
- 11 THOMAS McADAM, Commi ssi on Member
12 Town of Southol d
- 13 SARAH LANSDALE, Commi ssi on Member
At Large
- 14 VINCENT TALDONE, Commi ssi on Member
15 Town of Ri verhead
- 16 MICHAEL KELLY, Commi ssi on Member
Town of Brookhaven
- 17 JOSEPH POTTER, Commi ssi on Member
18 Town of East Hampton

19 A B S E N T:

- 20 ADRI ENNE ESPOSITO, Secretary
21 Commi ssi on Member
Vi ll ages Over 5,000 Popul ati on
- 22 JOHN CARACCI OLO, Commi ssi on Member
23 Town of Hunti ngton
- 24 JOSHUA HORTON, Commi ssi on Member
25 At Large

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2 S T A F F A P P E A R A N C E S:

- 3 THOMAS A. ISLES, Di rector of Pl anni ng
- 4 DANIEL GULIZIO, Deputy Di rector of
5 Suffol k County Pl anni ng Department
- 6 ANDREW P. FRELENG, Chi ef Pl anner
7 Suffol k County Pl anni ng Department

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TED KLEIN, Seni or PI anner
Suffol k County PI anni ng Department

PETER LAMBERT, Pri nci pal PI anner
Suffol k County PI anni ng Department

JOHN CORRAL,
Suffol k County PI anni ng Department

LINDA SPAHR, County Attorney

DOTTY SONNI CHSEN, Staff

G U E S T S:

STEPHEN M. JONES, Chi ef Executi ve Offi cer,
Suffol k County Water Authori ty

*** All other interested parties

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Suffol k County PI anni ng Commi ssi on 4/1/09 4

(WHEREUPON, thi s proceedi ng
conveni ed at 12:00 p.m. Off-the-record
di scussi ons ensued, after whi ch the
fol lowi ng transpi red:)

(Ti me noted: 12:20 p.m.)

CHAIRMAN CALONE: All ri ght. We're
goi ng to get started everyone. Sorry
that we're starti ng a l i t t l e b i t l a t e.

Okay. The April 2009 meeti ng of
the Suffol k County PI anni ng Commi ssi on

04 01 09Planning.txt
12 is now in session. I would note that a
13 quorum is present, and I would ask our
14 vice chairman to lead us in the pledge.

15 (WHEREUPON, the Pledge of
16 Allegiance was recited.)

17 CHAIRMAN CALONE: We are excited
18 today to welcome two new members of the
19 planning commission; Michael Kelly from
20 the Town of Brookhaven, and Job Potter
21 from the Town of East Hampton.

22 Welcome to both of you.

23 (Applause)

24 CHAIRMAN CALONE: I'd ask you both
25 to stand and I would like to lead you in

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1 Suffolk County Planning Commission 4/1/09 5
2 the Oath of Office.

3 Please raise your hand.

4 MR. KELLY: (Compliyng)

5 MR. POTTER: (Compliyng)

6 (WHEREUPON, Mr. Kelly and
7 Mr. Potter were sworn in.)

8 CHAIRMAN CALONE: Thank you both,
9 and welcome aboard.

10 I don't know if you all had a
11 chance to meet everyone, since we kind
12 of were rushing around a little bit this
13 morning, but maybe we could just all go
14 around the room real quick since we do
15 have a light agenda this morning.

16 Introduce yourselves, just say where

17 you're from so Mike and Job have a
18 chance to get to know everyone's names.
19 And maybe just, you know, 15 seconds
20 about your background; just a sentence
21 or so about what you bring to the table.

22 And I guess we'll start with
23 Barbara.

24 COMMISSIONER ROBERTS: I'm Barbara
25 Roberts, and I live in the Village of

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1 Suffolk County Planning Commission 4/1/09 6
2 Sag Harbor, but I represent the Town of
3 Southampton, Mike, and I'm a small
4 business advocate.

5 COMMISSIONER TALDONE: I'm Vince
6 Taldone from the Town of Riverhead,
7 where I sit on its Landmarks
8 Preservation Commission, Handicapped
9 Advisory Committee, and a few others.
10 My primary interests so far has been in
11 transportation planning, and I think --
12 and I am a city planner by education and
13 work. And that's enough, I think.

14 COMMISSIONER McADAM: Yeah, my name
15 is Tom McAdam. I'm with the Town of
16 Southold. And my background is in
17 county government, municipal finance,
18 and capital planning. And, currently,
19 I'm a real estate broker.

20 COMMISSIONER BOLTON: My name is

21 Charla Bolton. I'm formally a planner
22 with the Huntington Planning Department.
23 I'm also -- I currently serve on the
24 Town of Huntington Landmark -- Historic
25 Preservation Commission, actually, and

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1 Suffolk County Planning Commission 4/1/09 7
2 the Town of Huntington African/American
3 Historic Designation Council, as well as
4 Suffolk County Historic Trust, and, of
5 course, the Planning Commission.

6 COMMISSIONER HOLMES: I'm Linda
7 Holmes, representing Shelter Island. A
8 former long-time-ago member of the
9 Shelter Island Town Planning Board, the
10 original little old lady in tennis shoes
11 on environmental matters. I'm a
12 journalist by background, and presently
13 a Pacific War historian working on my
14 third book about our people who were
15 prisoners of the Japanese in
16 World War II.

17 VICE CHAIRMAN KONTOKOSTA:
18 Constantine Kontokosta from Greenport.
19 I own a real estate development firm,
20 and I'm also a professor of planning and
21 real estate at New York University.

22 CHAIRMAN CALONE: David Calone.
23 I'm from the Town of Babylon. I'm
24 originally from Brookhaven, spent most
25 of my life in northern Brookhaven.

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1 Suffolk County Planning Commission 4/1/09 8

2 Moved to the Town of Babylon just a
3 couple years ago. My background, I'm
4 a -- I was a federal prosecutor for a
5 few years, a state prosecutor for a few
6 years, and then got into the business
7 world. And I run a private equity and
8 venture capital fund.

9 COMMISSIONER LANSDALE: I'm Sarah
10 Lansdale. I live in Huntington, and I'm
11 an at large member of this commission.
12 And I'm a sustainable development worker
13 and a smart growth advocate.

14 COMMISSIONER BRAUN: I'm Bob Braun,
15 and I'm a lawyer. My office is in
16 Commack. I represent Smithtown on the
17 commission. I'm also a member of the
18 County Charter Revision Commission. And
19 my practice -- most of my practice has
20 to do with business and real estate.

21 And you're you. You might as well
22 introduce yourself to everyone as well.

23 CHAIRMAN CALONE: That's a good
24 point. Yes.

25 COMMISSIONER KELLY: My name's Mike

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1 Suffolk County Planning Commission 4/1/09 9

2 Kelly. I was with Pulte Homes for the

04 01 09Planning.txt
3 past six years. I recently just started
4 my own development company. And prior
5 to being in the building business, in
6 the development business, I was in the
7 banking business for 20 years. I'm
8 also an attorney, and I've got a
9 master's in finance.

10 CHAIRMAN CALONE: Welcome to the
11 attorney caucus.

12 COMMISSIONER KELLY: Thank you.

13 COMMISSIONER BRAUN: I noticed you
14 seated us together.

15 (Laughter)

16 CHAIRMAN CALONE: Job, please.

17 COMMISSIONER POTTER: Yeah, I have
18 a background in real estate appraising,
19 and I'm working at Sotheby's right now.
20 But my -- I was four years on the East
21 Hampton Town Planning Board, and then
22 eight years on the town board as a
23 councilman. And my passion, I guess, is
24 land conservation, a CPF program I ran
25 for the town for eight years. I've

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1 Suffolk County Planning Commission 4/1/09 10

2 worked with Tom and the county, and did
3 some --

4 DIRECTOR ISLES: Did a good job.

5 COMMISSIONER POTTER: -- good
6 things.

7 CHAIRMAN CALONE: Well, welcome to
Page 8

8 both of you.

9 We have three members not here, who
10 you'll have a chance to meet in due
11 course; John Caracciolo from the Town of
12 Huntington. Also, Adrienne Esposito who
13 represents villages over 5,000. She's
14 part of the Citizen's Campaign for the
15 Environment. And Josh Horton, who I
16 think you guys might know, the former
17 supervisor of the Town of Southold who
18 is now involved in real estate out on
19 the North Fork. And he's, obviously,
20 from Southold.

21 So welcome aboard. It's good to
22 have you. It's good to see so many
23 faces around this table. And on we go.

24 The next item on our agenda is the
25 adoption of the minutes from

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1 Suffolk County Planning Commission 4/1/09 11
2 January 7th, 2009. I believe we have
3 corrected minutes from January 7th,
4 2009.

5 COMMISSIONER HOLMES: We do. There
6 are -- nearly all the corrections were
7 made. There are just three that I would
8 mention, because they involve actual
9 words.

10 Page 17, line 18, we need to insert
11 that Director Isles was speaking.

12 04 01 09Planning.txt
And page 156, line 19, and
13 page 177, line 21, it's the same word;
14 it's not "outback," it's "outreach."
15 So those were the only rather minor
16 corrections to the corrected version of
17 January 7th, and I would move the
18 adoption of those minutes as amended.
19 CHAIRMAN CALONE: Well, are there
20 any other comments on the January 7th,
21 2009 minutes?
22 (WHEREUPON, there was no response.)
23 CHAIRMAN CALONE: Seeing none,
24 there's a motion.
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1 Suffolk County Planning Commission 4/1/09 12
2 VICE CHAIRMAN KONTOKOSTA:
3 (Indicating)
4 CHAIRMAN CALONE: Seconded by the
5 vice chairman.
6 And all in favor of approving the
7 minutes of January 7th, please raise
8 your hand.
9 COMMISSIONER BRAUN: As corrected
10 by --
11 CHAIRMAN CALONE: As corrected by
12 Commissioner Holmes. Thank you, sir.
13 (WHEREUPON, the members voted.)
14 CHAIRMAN CALONE: All opposed?
15 (WHEREUPON, there was no response.)
16 CHAIRMAN CALONE: That's nine to
Page 10

17 zero.
18 COMMISSIONER POTTER: Ah, abstain.
19 CHAIRMAN CALONE: Yes, with --
20 (Laughter).
21 CHAIRMAN CALONE: With two
22 abstentions, I'll take it. Right.
23 All right. Nine to zero to two.
24 The next item is the adoption of
25 the February 4th minutes. And, again,

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1 Suffolk County Planning Commission 4/1/09 13
2 Commissioner Holmes will --
3 COMMISSIONER HOLMES: A draft of
4 250 pages is too long, Mr. Chairman --
5 CHAIRMAN CALONE: Well --
6 COMMISSIONER HOLMES: -- but we --
7 CHAIRMAN CALONE: -- I blame the
8 people of Port Jefferson for showing up.
9 COMMISSIONER HOLMES: I only found
10 19 corrections; some of them just
11 spelling, a couple of them word changes.
12 And in 250 pages, that's pretty good.
13 And then our chairman also gave us a
14 list, and Theresa has both of these
15 lists. The chairman referred to his
16 written notes and found a number of
17 erratas in his remarks. So between
18 us, we have given the draft corrections
19 to the court reporter, and I would move
20 that we hold off adoption until we get

21 04 01 09Planning.txt
the Revised Standard Version.

22 CHAIRMAN CALONE: As opposed to the
23 King James, which we --

24 COMMISSIONER HOLMES: Yes.

25 CHAIRMAN CALONE: -- have now;

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1 Suffolk County Planning Commission 4/1/09 14
2 right?

3 (Laughter)

4 CHAIRMAN CALONE: Okay. Without
5 objection, and seeing none, we'll table
6 the minutes of February 4th.

7 Thank you, Teri, as always, for
8 your efforts. And I, once again
9 promise, as I do every month, that I
10 will speak more slowly.

11 All right. Moving on from the
12 minutes, the next item on our agenda is
13 the public portion. I don't believe we
14 have any cards, and I don't believe -- I
15 don't -- if everyone wishes to speak as
16 part of the public portion, please
17 indicate now.

18 (WHEREUPON, there was no response.)

19 CHAIRMAN CALONE: Seeing none,
20 we'll close the public portion.

21 Consistent with our new procedure,
22 I'll ask now whether anyone will be
23 recusing themselves from any of the
24 items on our agenda. If so, please
25 raise your hand and indicate.

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1 Suffolk County Planning Commission 4/1/09 15
2 VICE CHAIRMAN KONTOKOSTA:
3 (Indicating)
4 COMMISSIONER BRAUN: Well, I just
5 have a quick question.
6 CHAIRMAN CALONE: Okay.
7 COMMISSIONER BRAUN: The
8 presentation by the water authority is
9 just a presentation, it's not a matter
10 before the commission?
11 CHAIRMAN CALONE: True.
12 COMMISSIONER BRAUN: Okay. Then
13 I'm fine.
14 CHAIRMAN CALONE: Mr. Vice
15 Chairman.
16 VICE CHAIRMAN KONTOKOSTA: I'm
17 going to be recusing myself from the
18 matter in Southold. A firm I'm involved
19 with has a litigation pending against
20 the town in a completely unrelated
21 matter.
22 CHAIRMAN CALONE: Okay. The next
23 item on our agenda is the chair report.
24 I will be brief.
25 Two main goals this year, as you

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1 Suffolk County Planning Commission 4/1/09 16
2 know:

3 One, to begin our comprehensive
4 plan update. We will have a
5 conversation about that a little later
6 in this meeting.

7 Our second goal is to provide the
8 towns and villages with the tools they
9 need to pursue county-wide land use
10 priorities, the ones that we have
11 identified.

12 We have five task forces. Our goal
13 for those task forces for this month,
14 really, is to finalize our membership;
15 define achievable goals; and hopefully
16 to have a first meeting or call among
17 that group.

18 As you know, the idea is to include
19 elected officials from the towns and
20 villages in this effort. I am focusing
21 my time right now on getting them
22 excited about what we're doing, and
23 getting buy-in to our process.

24 I have circulated to members of the
25 commission a list of the members of each

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1 Suffolk County Planning Commission 4/1/09 17
2 of our task forces. You have -- there's
3 a number of elected officials who have
4 expressed an interest in being involved,
5 and I have shared those with you. We
6 have -- particularly on energy
7 environment, we have a bunch of town

8 council people from various towns. I
9 spoke with Mark Lesko and -- the newly
10 elected supervisor of Brookhaven. He is
11 interested in being involved, as is Phil
12 Nolan, the supervisor of Islip. You'll
13 see on your sheet a variety of other
14 folks, like Kevin Law, who we've spoken
15 with, and others.

16 Also, Barbara and I, and we can get
17 into this a little more in a minute, but
18 we met with the supervisor of
19 Southampton this month, and Linda Kabot
20 is interested in being involved in our
21 public safety effort. You'll also see
22 there's a number of other supervisors
23 and town council people interested in
24 being involved.

25 This is good news. I'm glad to see

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1 Suffolk County Planning Commission 4/1/09 18
2 that people from around the county are
3 interested in being involved in trying
4 to put together some kind of, you know,
5 baseline for some of these key
6 county-wide issues, instead of having
7 42 different sets of rules.

8 What I'm going to try to do, on
9 behalf of this effort, is to keep
10 working on trying to get the word out to
11 the towns and villages about what we're

12 doing. I've drafted a letter to the
13 supervisors and mayors that I'm hoping
14 will get out next week. I need to --
15 I'd like to run it by Constantine and
16 Adrienne yet, and I will, of course,
17 send all of you a copy.

18 I'm also speaking at the East End
19 Supervisors and Mayors meeting -- their
20 quarterly meeting in about two weeks out
21 in East Hampton. And so I'll be sharing
22 with them, again, the work that we're
23 doing in trying to, you know, see --
24 make sure that anyone who wants to be
25 involved in this process can be involved

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1 Suffolk County Planning Commission 4/1/09 19
2 in this process.

3 I'd like to offer an opportunity,
4 briefly, for each of the heads of our
5 five task force, just to -- briefly
6 just, you know, say what's going on. I
7 think we're at the very early stages
8 here of gathering things, but I'd like
9 to just give them an opportunity to just
10 say a word or two, if they'd like, about
11 where we are.

12 So maybe, Bob, I'll start with
13 you --

14 COMMISSIONER BRAUN: Okay.

15 CHAIRMAN CALONE: -- and, again,
16 just -- just briefly. I know we're just

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starting out, so --
COMMISSIONER BRAUN: We are just starting out. My task force or working group is the public safety group. We've done a little bit of preliminary research. There's some valuable stuff out there, a lot of stuff to be found on the Internet and so forth about public safety. I've had a couple conversations

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Suffolk County Planning Commission 4/1/09 20
with Vince, who is doing the universal design aspect of this, and we've discovered that there's a lot of overlap. You know, bus turnouts and shelters and curb ramps and things like that implicate both public safety and universal design issues. So we're talking about working in tandem.
I think, perhaps, it would be a good idea if, along the way, all of the working groups get together and share their information and kind of make sure that we're doing the same thing and that we're not at cross-purposes.
So we've just begun, but I think there's, you know, a lot of stuff that we can do.
CHAIRMAN CALONE: Great. Thank you, Bob.

21 And, Sarah, with the energy and
22 environment group.

23 COMMISSIONER LANSDALE: We have had
24 a preliminary conversation call, and we
25 hope to have a meeting set up for

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1 Suffolk County Planning Commission 4/1/09 21
2 sometime in late April with the entire
3 committee. And we've identified some
4 preliminary areas of focus including
5 climate change, energy efficiency,
6 fuller access, and there's a lot of
7 great stuff out on the Internet relating
8 to model codes. And a lot of great
9 stuff that are -- that's already
10 occurring in many municipalities across
11 Suffolk County. So we're looking
12 forward to getting started.

13 CHAIRMAN CALONE: Thank you, Sarah.
14 Constantine is heading the
15 affordable housing task force.

16 VICE CHAIRMAN KONTOKOSTA: Yes.
17 We've also had the opportunity just to
18 kind of get together briefly to figure
19 out -- to finalize membership and
20 involvement on the commission, from the
21 commission level. We've also reached
22 out initially to some elected officials
23 and nonprofit housing advocates and
24 other -- other nonprofit advocates for
25 their interest and their involvement.

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1 Suffolk County Planning Commission 4/1/09 22
2 So like everyone, I think, right
3 now, it's really finalizing our
4 membership and then establishing our
5 goals. I think our goals are pretty
6 much kind of model codes and, perhaps,
7 kind of policy briefs, policy documents
8 that might express some of the key
9 concerns and the key issues involved
10 with a lot -- some of these rather
11 complex and challenging situations in
12 terms of inclusionary zoning laws,
13 housing trust funds, perhaps, even a
14 subsidized housing and how that factors
15 in and how that can be incorporated into
16 local plans.
17 So it's very much kind of taking a
18 big picture in terms of best practices
19 on Long Island, as well as elsewhere,
20 and kind of using that to inform our
21 work here, which can then, hopefully,
22 provide some guidance to -- to the local
23 towns and villages in adjusting things
24 to their own -- to their own specific
25 needs.

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1 Suffolk County Planning Commission 4/1/09 23
2 CHAIRMAN CALONE: Great. Thank

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you, Constantine.

Vince is heading up our
accessibility -- I think it changes
every month, but we're calling the
group --

COMMISSIONER TALDONE: The mate
group?

CHAIRMAN CALONE: In the sheet I
handed out -- yeah, maybe call it the
mate group.

I called it mobility,
accessibility, and transportation, but,
Vince, you can edit that as you want.

COMMISSIONER TALDONE: That's fine
for now.

Actually, we had our first
discussion earlier regarding, really,
the two -- two-prong approach here,
which was, one, universal design as it
applies to structures; commercial and
residential buildings. And, also,
universal design techniques as they
apply to accessibility; pedestrian

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safety, mobility. Access, let's say,
from that bus stop at the public
sidewalk to the store; crossing the
parking lot. That's often a neglected
part of the site planning process in
some towns; some towns are very good,

8 some towns don't think much about it.
9 And we'd like to go around and, using
10 the information we're actually already
11 gathering from some towns that are far
12 more proactive in this area, come up
13 with a set of standards that, perhaps,
14 the rest of the towns and villages could
15 adopt. And that's what we're working
16 toward.

17 And, again, it's sort of
18 overlapping so it's hard to discuss
19 universal design by itself, or public
20 safety as it applies to pedestrian
21 access and mobility, but they are, of
22 course, related in terms of getting
23 around. So we're going to pull that
24 together, gather the existing
25 information from the existing towns. We

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1 Suffolk County Planning Commission 4/1/09 25
2 have some elected officials who have
3 expressed an interest in working with
4 us, some engineering staff in different
5 towns, and we'll take it from there.

6 So any of the new members who have
7 an interest in that, please let me know
8 and we'll work together on this.

9 CHAIRMAN CALONE: Thank you, Vince.
10 Appreciate it.

11 And Barbara's heading up our

12 slightly different -- our other group,
13 which is focusing on kind of creating a
14 master plan guide for municipalities who
15 have not done a master plan. Kind of a
16 how-to.

17 So, Barbara.

18 COMMISSIONER ROBERTS: Just to
19 clarify, I think there was some
20 confusion that we were leading the
21 comprehensive plan for the county, which
22 we definitely are not. What we're going
23 to be doing is a survey of all the
24 villages and towns in the county to see
25 who has done a comprehensive plan, who

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1 Suffolk County Planning Commission 4/1/09 26
2 might be in need of doing it. And then
3 be sort of accumulating the process,
4 best practices, how long it took. And
5 it's basically creating a guide to help
6 mayors, when they're thinking about
7 doing this, of how long it can take and
8 what could be the best case.

9 We imagine this is primarily going
10 to be geared to villages, because most
11 of the towns have very good planning
12 departments who would take the lead on
13 this, but what -- when we do -- look a
14 little bit into the -- what's in
15 existence, then we'll come back with the
16 plan.

17 So I sort of see the next month is
18 working with the county staff to help us
19 sort of do a survey of who's done what,
20 and then we can see, you know, really,
21 what is needed in this guide.

22 And, also, if any of you are aware
23 of towns or villages who did a process
24 or have done a plan that is particularly
25 noteworthy, that would be fantastic

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2 to --

3 COMMISSIONER BOLTON: (Indicating)

4 COMMISSIONER ROBERTS: -- sort of
5 send our way.

6 Charla?

7 CHAIRMAN CALONE: Sure.

8 COMMISSIONER BOLTON: Actually, I
9 wanted to ask Tom.

10 Town and village law, doesn't that
11 sort of spell out comprehensive
12 planning --

13 COMMISSIONER ROBERTS: But --

14 COMMISSIONER BOLTON: -- or doesn't
15 it?

16 DIRECTOR ISLES: It does.

17 COMMISSIONER ROBERTS: Yeah.

18 DIRECTOR ISLES: It does.

19 COMMISSIONER BOLTON: Yeah.

20 DIRECTOR ISLES: That's the

21 04 01 09Planning.txt
defi ni ti on.

22 COMMI SSI ONER BOLTON: So that's
23 somethi ng --

24 COMMI SSI ONER ROBERTS: After
25 what -- you know, that's --

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1 Suffolk County Planni ng Commi ssi on 4/1/09 28

2 COMMI SSI ONER BOLTON: -- we coul d
3 l ook at --

4 COMMI SSI ONER ROBERTS: -- that's
5 the outli ne --

6 COMMI SSI ONER BOLTON: -- as the
7 basi s.

8 COMMI SSI ONER ROBERTS: Yeah. I got
9 very fami liar wi th that --

10 DI RECTOR ISLES: Ri ght.

11 COMMI SSI ONER ROBERTS: -- wi th the
12 Vi llage of Sag Harbor. I can probably
13 quote every si ngl e --

14 COMMI SSI ONER BOLTON: Oh, okay.
15 Al l ri ght.

16 CHAI RMAN CALONE: We -- we --

17 COMMI SSI ONER ROBERTS: -- thi ng i n
18 there, Charl a. So you're absol utely
19 ri ght. I thi nk that's why Tom -- Davi d
20 asked me to do thi s.

21 COMMI SSI ONER BOLTON: Okay. I j ust
22 wante d to make --

23 COMMI SSI ONER ROBERTS: I can
24 probabl y tel l you the 15 thi ngs that are
25 supposed to be i n a comprehe nsi ve --

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1 Suffolk County Planning Commission 4/1/09 29
2 CHAIRMAN CALONE: We'll -- we'll --
3 we'll -- we'll table that --
4 COMMISSIONER ROBERTS: -- plan, and
5 the --
6 CHAIRMAN CALONE: -- quiz until --
7 COMMISSIONER ROBERTS: -- process,
8 and how many public hearings.
9 COMMISSIONER BOLTON: Okay.
10 CHAIRMAN CALONE: But -- but --
11 COMMISSIONER ROBERTS: And, also,
12 the state --
13 COMMISSIONER BOLTON: Just wanted
14 to make sure.
15 COMMISSIONER ROBERTS: -- has some
16 fantastic documents.
17 DIRECTOR ISLES: Right.
18 COMMISSIONER ROBERTS: So,
19 basically, it's my library that I'll be
20 drawing on.
21 COMMISSIONER BOLTON: Okay.
22 COMMISSIONER HOLMES: Barbara, just
23 as you're gathering information, Shelter
24 Island Town does not have a planning
25 department.

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1 Suffolk County Planning Commission 4/1/09 30
2 COMMISSIONER ROBERTS: Okay.

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COMMISSIONER HOLMES: And --

COMMISSIONER ROBERTS: So that
would be --

COMMISSIONER HOLMES: -- we did
struggle through --

COMMISSIONER BOLTON: Oh, wow.

COMMISSIONER HOLMES: -- a
comprehensive plan a number of years
ago --

COMMISSIONER ROBERTS: It got
thrown in the garbage.

COMMISSIONER HOLMES: -- which is
very much out of date now.

CHAIRMAN CALONE: Well, the notion
with Barbara's group is to try to create
that next layer. There's some basic
county and state rules about
comprehensive plans, but it's kind of,
what do you -- how do you -- what's the
best way to go about the process, what's
the best next steps. And we've seen,
you know, from the Port Jefferson
situation, the Sag Harbor situation,

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that there's -- you know, folks out
there could use some guidance, and
that's our -- our role.

But for all of these task forces, I
mean, I think the key is trying to come
up with tools that can help the towns

8 and villages on these county-wide
9 issues, and getting them up to a certain
10 level, and getting them kind of
11 converging towards some things that make
12 sense; that are best practices around
13 this country, that are best practices
14 around this region.

15 So thank you all for your efforts.
16 We'll probably do this update each
17 month, just to kind of keep everyone on
18 the same page.

19 Just lastly, our other goals, you
20 know, for the year with regard to towns
21 and villages, were we talked about being
22 a clearinghouse for good ideas with
23 regard to putting out a newsletter. I
24 think, given everything we have going
25 on, we'll probably -- that will be

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1 Suffolk County Planning Commission 4/1/09 32
2 something more maybe we focus on later
3 in the year, once the task forces get
4 rolling a little bit.

5 And the other thing that we -- we
6 have is the fall conference, where we're
7 going to hopefully spotlight innovations
8 that are going on at the town and
9 village level, try to include them some
10 more. So that we'll be working on over
11 the next couple of months, probably.

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12 DIRECTOR ISLES: Soon, yeah.
13 CHAIRMAN CALONE: Yeah.
14 Just a couple housekeeping notes.
15 Of course, wel comi ng Job and Mi ke.
16 Remi nder, our next meeting is in
17 Isl ip Town Hall in May. Don Fi ore is
18 going to be joi ni ng us, I saw hi m last
19 night. He' s l ooki ng forward to catchi ng
20 up wi th everyone over l unch, and we' ll
21 gi ve hi m hi s procl amati on at that ti me.
22 Phi l Nol an' s goi ng to be gi vi ng a
23 presentati on -- Supervi sor Nol an, I
24 shoul d say, wi ll be gi vi ng a
25 presentati on on the future of Isl ip

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1 Suffolk County Pl anni ng Commi ssi on 4/1/09 33
2 Town. So I' m l ooki ng forward to seei ng
3 hi m.
4 And Mi chael Watt from the Long
5 Isl and Bui ldi ng Insti tute is goi ng to be
6 talki ng about, ki nd of, the bui ldi ng
7 cli mate here on Long Isl and, and what
8 hi s members are seei ng on the ground.
9 Now, hopef ul ly next month' s report wi ll
10 be better than thi s month' s woul d have
11 been, but -- but we' ll see what Mi chael
12 has to say at our meeti ng in Isl ip.
13 Also, j ust a remi nder, our meeti ng
14 after that, our show on the road
15 conti nues and we' re in Southampton,
16 Southampton Town Hall. As I menti oned,

17 Barbara and I visited with
18 Supervisor Kabot. She'll be making a
19 presentation on Southampton at our
20 meeting; kind of what's going on in
21 Southampton, kind of the key issues,
22 development issues that are going on in
23 Southampton.

24 COMMISSIONER HOLMES: Is that June?

25 CHAIRMAN CALONE: That's our June

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1 Suffolk County Planning Commission 4/1/09 34
2 meeting, we'll be in Southampton Town
3 Hall.

4 And, you know, Barbara, I'll let
5 you speak for a moment just about our
6 meeting with Supervisor Kabot. I
7 thought it went well. I think they
8 appreciated us coming out --

9 COMMISSIONER ROBERTS: Yes.

10 CHAIRMAN CALONE: -- and they
11 appreciate the fact that we're going
12 out, all of us, out there in two months.

13 COMMISSIONER ROBERTS: Yes, it
14 started cool, but definitely got warmer
15 with David's charm.

16 CHAIRMAN CALONE: Well, I don't --

17 COMMISSIONER ROBERTS: It's our
18 classic kind of issue in the East End of
19 sort of wondering what the county does
20 to help and whatever. But I think we

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21 made really great progress, and they
22 certainly chimed in to be extremely
23 helpful with public safety. Also, Linda
24 did say that she was going to focus her
25 presentation on programs that they're

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1 Suffolk County Planning Commission 4/1/09 35
2 doing for affordable housing. So I
3 thought that also will be --
4 CHAIRMAN CALONE: And County
5 Road --
6 COMMISSIONER ROBERTS: And County
7 Road 39 --
8 CHAIRMAN CALONE: -- 39.
9 COMMISSIONER ROBERTS: -- which
10 is -- just had a moratorium lifted. So
11 that should -- which could mean that a
12 number of projects could be coming our
13 way.
14 CHAIRMAN CALONE: Great. Thank
15 you, Barbara. And thank you for joining
16 me -- you know, thank you for inviting
17 me to come with you out there.
18 COMMISSIONER ROBERTS: Had a good
19 time.
20 CHAIRMAN CALONE: That is the end
21 of, you know, my report.
22 Next, Tom --
23 DIRECTOR ISLES: Okay.
24 CHAIRMAN CALONE: -- his update.
25 DIRECTOR ISLES: A few items to

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1 Suffolk County Planning Commission 4/1/09 36
2 bring the commission up to date on.
3 Number one is, the department is
4 facing a number of layoffs due to a
5 budget crisis we're facing in the
6 county, due primarily to a significant
7 drop-off in sale tax revenues. At this
8 point we're facing a loss of four
9 positions, which is 16 percent of the
10 department. We're all -- all,
11 obviously, hopeful that this will be
12 resolved without resorting to layoffs.
13 COMMISSIONER ROBERTS: How many
14 people does that leave you then, Tom?
15 DIRECTOR ISLES: It would end up
16 being -- we'd end up with 21 people at
17 that point.
18 CHAIRMAN CALONE: And that includes
19 professionals as well as --
20 DIRECTOR ISLES: Yes, three --
21 CHAIRMAN CALONE: -- you know,
22 support staff; right?
23 DIRECTOR ISLES: Three professional
24 planning positions, and one clerical
25 support position.

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1 Suffolk County Planning Commission 4/1/09 37
2 But, obviously, here again, it

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3 applies to -- all departments are being
4 affected by this, and it's, obviously, a
5 very serious situation for the county
6 and for the individuals and families
7 involved. We hope that that's resolved
8 prior to the next meeting.

9 Secondly, a number of projects to
10 bring you up to date on.

11 One is the Heartland Town Center
12 development, which, here again, the
13 commission is aware that that will be a
14 matter that will be referred to the
15 commission by the Town of Islip, you
16 know, as soon as they complete the
17 review process internally. We
18 understand that the town, at this point,
19 has, at this point, issued a notice
20 requiring a positive declaration on the
21 preparation of a draft generic
22 environmental impact statement. What
23 they did recently is they took the
24 project from a draft environmental
25 impact statement and made it generic, so

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1 Suffolk County Planning Commission 4/1/09 38

2 it's a more broad-based document.

3 So we can expect that there will be
4 subsequent steps to eventually adopt a
5 scope of that impact statement
6 potentially soon, and then potentially
7 to schedule a public hearing to consider

8 comments on the impact statement. The
9 commission did do a site visit last
10 October of that property. I will keep
11 you posted. It is probably the largest
12 private development project in the
13 history of Suffolk County, as far as I
14 can tell, with the project being 15
15 million square feet of development
16 that's being proposed.

17 The second item to bring you up to
18 date project-wise is, as you're aware,
19 the County Planning Department in
20 cooperation with Suffolk County
21 Department of Public Works, the two
22 Towns of the Brookhaven and Islip, as
23 well as New York State DOT, completed a
24 study of the Sunrise Highway corridor
25 extending from the midpoint in the Town

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1 Suffolk County Planning Commission 4/1/09 39
2 of Islip to Station Road in Bellport.
3 We're in the final stages of getting
4 comments from Brookhaven on that, and
5 then producing a final report.

6 I do want to make you aware that
7 the State of New York has commenced a
8 study of Sunrise Highway extending from
9 essentially Route 112 out to Route 111,
10 State Route 111 -- or County Road 111, I
11 should say, and -- so they had a meeting

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12 about two weeks ago of different
13 stakeholders in the municipal side.
14 They will be having public meetings
15 coming up as well. They have hired a
16 consulting firm. There will be some
17 overlap with the work that was done
18 through the County Planning
19 Commission -- County Planning Department
20 study. This will hopefully compliment
21 that.

22 So just to make you aware of that,
23 and, here again, there will be public
24 meetings and a public planning process
25 occurring with that.

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1 Suffolk County Planning Commission 4/1/09 40
2 The department has also recently
3 completed a review of the 2010 Census
4 Mapping Program. This is something
5 where we get a -- every ten years we
6 have a shot at that. We work with the
7 Long Island Regional Planning Council,
8 and specifically Seth Forman. Peter
9 Lambert from County Planning works with
10 Seth, and this was the first year we
11 were able to make the changes, actually,
12 on the computer. So we can make direct
13 updates to the 100 or so census -- we
14 have a certain number of
15 census-designated places in the county,
16 we have about 100 of those, then there's

17 census tracks, census block groups. All
18 of those are then reviewed for errors,
19 for corrections, for -- there are holes
20 in the map that existed, for example,
21 for Brookhaven Lab and Pilgrim State
22 Hospital and so forth. So that's now
23 been totally updated, we think much more
24 accurate. But, here again, just another
25 effort of the department with the

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1 Suffolk County Planning Commission 4/1/09 41

2 Regional Planning Council.

3 We're also working on updating the
4 county official statement. We
5 circulated to you a month or so ago the
6 Demographic, Economic report that was
7 completed, here again, under the
8 principal authorship of Peter Lambert.
9 That's the foundation of the update to
10 the official statement in terms of the
11 bond rating agencies evaluating Suffolk
12 County, and given considerations to our
13 overall bond rating. So it's something
14 that's highly important, but, here
15 again, just so the commission knows one
16 of the important activities of the
17 department.

18 We are also working with two other
19 departments on the mapping of
20 foreclosures in the county. Most

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21 notably, the Department of Economic
22 Development and Workforce Housing. Some
23 of this is tied into federal stim- --
24 federal stimulus money that has recently
25 been awarded through the County

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1 Suffolk County Planning Commission 4/1/09 42
2 Executive's office.

3 So we are mapping concentration to
4 those. It's a work in progress at this
5 point. It is -- we are having some
6 challenges with getting data, but we are
7 working through that and we'll be
8 completing that in the very near future.
9 We hope to keep that alive, too, in
10 terms of updating it periodically in
11 terms of the -- the pockets of
12 foreclosure rates that are occurring in
13 some of our neighborhoods in Suffolk
14 County.

15 CHAIRMAN CALONE: Will you be able
16 to report to us on that, or when --
17 when --

18 DIRECTOR ISLES: Absolutely.

19 CHAIRMAN CALONE: -- on that?

20 DIRECTOR ISLES: Well, certainly
21 next month I can give you either a draft
22 map or an update on that.

23 I would just like to point out,
24 too, we included in your packets today
25 the -- the American Planning Association

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1 Suffolk County Planning Commission 4/1/09 43
2 is conducting two events in April that
3 may be of interest to you. We are
4 sitting today in the Arthur Kunz
5 conference room, and Arthur was the
6 former director of county planning. The
7 American Planning Association created a
8 scholarship fund in Arthur's honor, and
9 is hosting a breakfast to continue that
10 scholarship program on April 14th. The
11 information is included in your handout
12 today, and, certainly, your
13 participation would be welcomed.

14 This year, by the way, the American
15 Planning Association is funding three
16 young planners -- junior planners to
17 help subsidize their attendance at the
18 National Planning Conference in
19 Minneapolis later on this month.

20 The second event to note is the --
21 there will be an East End Training
22 Conference offered on April 22nd.
23 There's information on that. There's a
24 nominal registration fee. We -- at the
25 APA, we do try to balance the location

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1 Suffolk County Planning Commission 4/1/09 44
2 of the seminars. So in the spring we do

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3 the East End training, in the fall we do
4 the West End central training, with the
5 Suffolk County Planning Federation being
6 the lead on that one.

7 In terms of just the last comment.
8 We do have here today, and -- and the
9 chair will introduce our next speaker
10 which is Steve Jones, but I would just
11 like to say and just to recognize that
12 Steve is not only the former director of
13 planning for Suffolk County during most
14 of the '90s, Steve is also the former
15 chair of the County Planning Commission,
16 and, also, has a number of other hats
17 he's had, including commissioner of
18 planning and development for the Town of
19 Islip, and a personal mentor to me on a
20 professional level, and someone I
21 respect highly.

22 CHAIRMAN CALONE: Thank you.

23 DIRECTOR ISLES: And that completes
24 the staff report.

25 CHAIRMAN CALONE: Thank -- thank

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1 Suffolk County Planning Commission 4/1/09 45

2 you.

3 DIRECTOR ISLES: Thank you.

4 CHAIRMAN CALONE: Thank you, Tom.

5 I also would -- would just point
6 out to everyone that the plaque for
7 Ed Pruitt is now hanging in the library.

8 So thank you to all of you who, you
9 know, contributed that -- contributed to
10 make that happen. That will be a
11 permanent fixture here in the library.

12 The next item on the agenda is
13 Stephen Jones from the Suffolk County
14 Water Authority.

15 Sir, it's good to have you with us,
16 and especially since you were familiar
17 with both this chair and this chair
18 (indicating).

19 MR. JONES: Right.

20 CHAIRMAN CALONE: We -- you know,
21 it's, on a personal note as well, nice
22 to see you. So I appreciate your being
23 here and your presentation.

24 MR. JONES: Thanks very much, Dave
25 and Constantine, for inviting me.

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2 I want to be clear and concise and
3 quick today because I don't want to be
4 April fooled or --

5 (Laughter)

6 MR. JONES: -- today.

7 Just a quick historical note. This
8 space here is a real testament to the
9 county's cheapness.

10 (Laughter)

11 MR. JONES: See, when -- when

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12 everybody moved back in after the
13 renovation, DPW refused to put up any
14 walls. They wouldn't pay -- they
15 wouldn't spring for the money to -- Tom
16 knows all about this. They wouldn't
17 spring for any money to put the walls
18 up, so we had to take the library and,
19 you know, make what we could out of the
20 space. And these chairs are actually
21 courtesy of the Village of Patchogue,
22 because the county wouldn't spring for
23 any furniture, so we swapped out a -- a
24 plan of the riverfront for --
25 (Laughter)

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1 Suffolk County Planning Commission 4/1/09 47
2 MR. JONES: -- for furniture.
3 CHAIRMAN CALONE: I like how you
4 barter. That's great.
5 (Laughter)
6 MR. JONES: So in 15 minutes or
7 less, I'm going to make everybody an
8 expert in source water protection.
9 The reason I'm here now is because
10 last -- last month the Suffolk County
11 Water Authority Board changed its rules
12 and regulations to allow for the
13 imposition of additional charges to
14 developers when they come in in a
15 situation which is clearly a possible
16 suspect for source water protection,

17 where developers may be required to
18 spend the money necessary to put in
19 monitoring wells to make sure that
20 there's -- the sites and what they're
21 doing there doesn't have an impact on
22 drinking water. And we would do so at
23 the time of tap for water service, so it
24 wouldn't involve the public sector at
25 all. And that's -- that's by virtue of

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1 Suffolk County Planning Commission 4/1/09 48

2 what you'll see today, we -- we have the
3 tools now to be able to make that kind
4 of assessment.

5 And in addition to that, Suffolk
6 County Water Authority has authorized a
7 \$200,000 grant to the Suffolk County
8 Department of Health Services to do
9 source water -- to create source water
10 protection standards as part of
11 Article 6 and Article 7.

12 So I just wanted to get you -- get
13 source water protection on your radar
14 screen so you could know.

15 So we are -- we'll go through this
16 pretty fast, so -- can you hear me all
17 right?

18 THE REPORTER: I can hear you, just
19 keep your voice up.

20 MR. JONES: Okay. I'll keep it --

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I'll keep it up.

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THE REPORTER: Thank you.

MR. JONES: So we're talking about
the aquifers. It's a big pile of sand
that we live on, there's a lot of water

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down there, it's our sole source for
drinking water.

Here's a shot of the water cycle
that everybody knows about; how the
water comes out of the sky, down into
the ground, goes back up again
(indicating). As such, we have a number
of different aquifers that are like a
layer cake on Long Island. And we're
finding now that -- how these aquifers
work and how the water at the surface
ends up down in the wells. For shallow
wells, it can come fairly close to the
well over a period of one to ten years;
and for deeper wells, it can go between
25 and 100 years before it gets to the
well. And there are a variety of things
like agricultural use, residential sewer
use, parks and golf courses,
point/nonpoint sources like gas stations
and laundromats and that sort of thing.
All variety of things that can affect
the -- what happens at the surface can
actually affect what goes on.

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1 Suffolk County Planning Commission 4/1/09 50

2 CHAIRMAN CALONE: Steve, are we
3 drilling into the Lloyd also? I mean,
4 your map shows --

5 MR. JONES: There are existing
6 wells that are in the Lloyd now, up in
7 the Town of Huntington. But the Lloyd
8 on the East End is fouled by saltwater
9 entirely --

10 COMMISSIONER HOLMES: Right.

11 MR. JONES: -- and the Lloyd in the
12 middle part and for most of Suffolk
13 County is so thin that it's not any good
14 for production at all. The water
15 authority had wanted to do some Lloyd
16 wells for blending purposes, very low
17 production wells in Huntington there,
18 but we -- we were not successful
19 convincing the commissioner of DEC of
20 the virtue of that. But it's not --
21 it's really not good for production
22 purposes.

23 CHAIRMAN CALONE: When you say
24 "production purpose," you mean for
25 turning on the tap?

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1 Suffolk County Planning Commission 4/1/09 51

2 MR. JONES: For pumping like over

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3 500 gallons a minute. It's okay if you
4 want to take that little teaspoonful,
5 but you can't really pump it because
6 it'll just -- it'll -- it'll ruin the
7 aquifer. So it -- we've never
8 proposed --

9 CHAIRMAN CALONE: That's because it
10 discharges -- it takes so often to --

11 MR. JONES: It just -- yeah, it
12 takes so long to get through. There's a
13 clay layer, it just takes a long time
14 for the water to get through -- through
15 that clay layer and get into the Lloyd.

16 DIRECTOR ISLES: Yeah.

17 MR. JONES: But there are some
18 wells now -- there's six wells up in
19 Huntington that use a Lloyd now, going
20 back to the 1930s.

21 So we have the natural hydrology
22 precipitation and recharge. The -- the
23 wells and the land use and the point
24 sources are all aspects of
25 susceptibility. Our system is highly

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1 Suffolk County Planning Commission 4/1/09 52

2 decentralized. We have 560 wells that
3 go all the way from Amityville and
4 Cold Spring Harbor out to Orient and
5 Montauk and everywhere in between.

6 Our distribution system is
7 extensive. We have 5,700 linear feet of
Page 44

8 pipe, which would stretch from here to
9 Los Angeles and back.

10 CHAIRMAN CALONE: Can I --

11 MR. JONES: That's one of the
12 largest performing systems in the
13 United States.

14 CHAIRMAN CALONE: Can I just ask a
15 quick question? And I apologize, but --

16 MR. JONES: Sure.

17 CHAIRMAN CALONE: Just -- you know,
18 I think of the other utility, LIPA, and
19 they have a handful of kind of, you
20 know, units that supply the power, and,
21 obviously, the distribution goes all
22 over the place.

23 Is there -- is water just more
24 expensive to move around, or is it you
25 cannot, you know, have kind of just a

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1 Suffolk County Planning Commission 4/1/09 53

2 handful of larger wells, you need to
3 have a whole --

4 MR. JONES: The decision --

5 CHAIRMAN CALONE: -- you know, a
6 wide variety -- wide range?

7 MR. JONES: The decision was
8 actually made in 1955. There was a
9 decision -- an engineering decision that
10 needed to be made at that time, and a
11 report was written up as to whether to

12 have a centralized water supply system
13 or a decentralized water supply system.
14 And it was that -- it was that simple to
15 decide one way or another, and they
16 decided on the decentralized system
17 where the wells would be near the users.
18 So all of our customers get their water
19 from within two to three miles of -- of
20 where they are and where our water
21 supply is. It's a very decentralized
22 system. It's all linked together and
23 tied together, but it is scattered that
24 way.

25 These are some of the components

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1 Suffolk County Planning Commission 4/1/09 54
2 (indicating). The overhead elevated
3 water storage is not for supply, it's
4 just for pressure purposes, to equalize
5 pressure. Most everything else --
6 the -- the supply -- the wellhead -- the
7 wellheads, the -- let me just point some
8 of these things out.

9 The wellheads, the altitude valves,
10 the pump stations are -- are what you
11 see at the site, and everything else, of
12 course, is under the ground
13 (indicating).

14 There's a connection, obviously,
15 between land use and groundwater impact.
16 The source water assessment plan was

17 done back in the mid-1990s to identify
18 the threats to water quality and
19 contaminants, and to evaluate the
20 potential of these contaminants to
21 affect water quality. So a
22 three-dimensional computer model was put
23 together to --

24 DIRECTOR ISLES: Steve, just hold
25 on one second.

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1 Suffolk County Planning Commission 4/1/09 55

2 (Pause in the proceeding)

3 DIRECTOR ISLES: Thank you.

4 MR. JONES: So we did calibrated --
5 calibrated groundwater flow models were
6 put together. There was a grid set up
7 where there were set finite points on
8 the surface, and then a flow model was
9 developed. A third dimension was added,
10 which was depth, where we could see
11 laterally and also vertically how the
12 water was moving around.

13 This overview is kind of
14 interesting because you get this effect,
15 if you take a look at the groundwater
16 divide, which generally runs like this
17 in most of Suffolk County (indicating),
18 you start to see that the -- that the
19 sources are 75 to 100 years, which is
20 all down -- down at the end here

04 01 09Planning.txt
21 (indicating). These sources flowed
22 toward the groundwater divide.

23 So in the northern portion, they're
24 going from the coastline, or closer to
25 the coastline, toward the -- that's

♀

1 Suffolk County Planning Commission 4/1/09 56

2 where the -- the water is ending up.

3 I'm sorry, it's the -- the vertical
4 recharge zone in the middle here
5 (indicating) are -- the wells that are
6 there, close to the groundwater divide,
7 have the traditional ground area around
8 the well where there's a vertical
9 component and a horizontal component.
10 If the well happens to be closer to the
11 coastline, like down here in
12 Mastic-Shirley (indicating), the source
13 is actually quite a -- quite a distance
14 away. And you'll see that again when I
15 show you an example of that.

16 Here's how, again, the flow -- if
17 you look at a typical, like, subdivision
18 map, you could have a well over here
19 (indicating), but actually the source of
20 water might be way over here somewhere
21 (indicating).

22 Here it is in -- in sections, where
23 you could have the well here
24 (indicating), and you can actually have
25 the source of water, for long periods of

♀

1 Suffolk County Planning Commission 4/1/09 57
2 time, traveling somewhat vertically but
3 also having a horizontal flow aspect to
4 them as well.
5 Here's another summary of the
6 various land use impacts in the way
7 cesspools and landfills and a whole
8 variety of things can actually seep down
9 into the water supply (indicating).
10 Here around the corner here, this
11 is the end of Northern State Parkway
12 where it meets Vets Highway right here
13 (indicating), here's the Expressway
14 (indicating).
15 Down here, Oser Avenue in the
16 Hauppauge Industrial Park (indicating).
17 Falcon Drive wellfield is actually in a
18 residential area, but the bulk of the
19 source water is in the Hauppauge
20 Industrial Park, right in here
21 (indicating). So we have to be very
22 careful of what goes on in the Hauppauge
23 Industrial Park, which most of it is
24 sewered, but we have to be concerned
25 about some industrial chemicals,

♀

1 Suffolk County Planning Commission 4/1/09 58
2 perhaps, coming toward our wellfield

04 01 09Planning.txt
there at Falcon Drive.

We can preserve some of these areas, obviously, through progressive land acquisition. Of course, zoning is -- is that -- where the sprawl really started. Before zoning, mixed development -- when you think of some of the old pre-World War II downtowns in Suffolk County, they were mixed developments with open space or farmland all around them. After zoning, in -- principally in the 1930s and '40s, we started to get this separation of industrial to residential, from shopping to offices, and everything was -- it was cut up into pieces and had to be connected up the road.

Here's a typical example of that at the Expressway and William Floyd Parkway (indicating). Here's BNL (indicating). Here's an existing townhouse development (indicating). This is the Parr -- former Parr Meadows racetrack, a

♀

Suffolk County Planning Commission 4/1/09 59
potential big shopping mall out here (indicating).

You can see how all these uses are kind of cutting into a larger area. Here's another example here in Calverton (indicating). This is the Expressway

8 (indicating). How some land uses can be
9 very intrusive, obviously, on the source
10 water.

11 Farms, which obviously are an open
12 space aspect, but they are a source of
13 concern to us because of the various
14 farm chemicals that can get down into
15 the water supply.

16 You can look at it kind of in the
17 other -- other way where -- where if you
18 have existing open space, in this case,
19 the Oak Cross Plains area at the
20 juncture of Huntington, Babylon, and
21 Islip near Pilgrim State Hospital, you
22 can actually take advantage of -- if you
23 know what direction the groundwater is
24 flowing in, in this case, a
25 southeasterly direction, and you know

♀

1 Suffolk County Planning Commission 4/1/09 60
2 that you have a large quantity of open
3 space that's going to be preserved, you
4 could actually decide where you want to
5 put drinking water wells. In this case,
6 we worked with Jerry Wallcarp
7 (phonetic), a developer in the Town of
8 Islip here, to site some new wells,
9 right down here (indicating), so we
10 could take advantage of this whole
11 source -- protected area for source

04 01 09Planning.txt
12 water so we would have a good location
13 for wells. Even though they're in an
14 industrial park, industrial uses here
15 will have no impact at all in that well
16 because the impact is in that -- in the
17 source water area to the north and west.

18 So this is, again, how our aquifers
19 are tilted from north to south
20 (indicating).

21 On the north shore, we can't really
22 go down too deep. So we have shallow
23 wells, and we come across all the
24 various forms of human-driven
25 contaminants up here (indicating).

♀

1 Suffolk County Planning Commission 4/1/09 61

2 On the south shore, we go down
3 deeper, but then we get -- then we found
4 some iron-manganese from all the glacial
5 soils.

6 In the Pine Barrens area in the
7 middle, of course, we have the best of
8 both worlds. We don't have development
9 in the Pine Barrens, we could stay
10 shallow, so we can avoid the iron, we
11 also avoid nitrates.

12 So here's an example of that
13 (indicating). Pine Barrens well that we
14 have here in the middle of the core
15 (indicating), one in Huntington
16 (indicating), and one down here in West

17 Islip (indicating).

18 So if you take a look at the one in
19 Huntington, it has high nitrates because
20 of all the cesspools and unsewered
21 development. Not too much VOCs, and a
22 little bit of iron.

23 If you go to the south shore here
24 in West Islip (indicating), the wells
25 are deeper. You have no nitrates, you

†

1 Suffolk County Planning Commission 4/1/09 62
2 have no VOCs, but now you have a lot of
3 iron in the well.

4 And then if you go out to the Pine
5 Barrens, it just doesn't get much better
6 than this. You got no iron, you got no
7 nit- -- very little nitrates, just
8 whatever is falling out of the sky, and
9 no VOCs, because you have all that area
10 preserved all around it.

11 But, also --

12 CHAIRMAN CALONE: But -- but
13 that -- but that water is just being
14 used, really, for the -- for the
15 folks --

16 MR. JONES: Just the immediate --

17 CHAIRMAN CALONE: -- in that
18 general area.

19 MR. JONES: Right. For the
20 immediate vicinity.

21 Yes, we'll -- we'll start selling
22 to Nassau County in about 20 years, and
23 charge them a reasonable amount of
24 money, but we've got to pay back all
25 that sales tax for drinking -- drinking

♀

1 Suffolk County Planning Commission 4/1/09 63

2 water.

3 CHAIRMAN CALONE: Reasonable within
4 the mind of --

5 MR. JONES: So we -- we can do --
6 we can remediate. We can remediate the
7 sewage treatment plants, the sewer
8 districts -- south of the sewer
9 districts, and a whole bunch of smaller
10 districts throughout the county. We
11 have groundwater management zones. We
12 are going to delineate, basically, where
13 there's a strong vertical component to
14 recharge -- recharge versus horizontal
15 discharge.

16 COMMISSIONER HOLMES: Could I ask a
17 question --

18 MR. JONES: Yes.

19 COMMISSIONER HOLMES: -- about --
20 when you just said the magic words,
21 "remediate sewer treatment plants," are
22 you going to approach the various
23 municipalities to get them to improve or
24 even move their sewer treatment plants?

25 I'm thinking on Shelter Island
Page 54

♀

1 Suffolk County Planning Commission 4/1/09 64
2 Heights, which refused to use the
3 UV system and continues to discharge
4 chlorine into the Sound, killing all the
5 plank and the -- the fish feed on. But
6 Sag Harbor and Riverhead do use UV, but
7 they're both on the water. So what do
8 you mean by "remediation"?
9 MR. JONES: Well, I meant -- what
10 I -- what I meant was remediation of --
11 of groundwater contamination with sewage
12 treatment. Now, the -- now, the type of
13 technology that's used sewage treatment
14 is a whole other thing. And -- and
15 there are other issues, because sewage
16 treatment with its discharge aspect,
17 becomes another -- can become another
18 source of -- a point source of
19 contamination, as you -- as you
20 indicate.
21 So there -- there are a -- a
22 variety -- and we're also providing
23 aid -- financial aid to the county
24 health department so that they can
25 examine some additional forms of

♀

1 Suffolk County Planning Commission 4/1/09 65
2 technology for sewage treatment, because

3 the Cromaglass systems, which are small
4 and privately maintained, are not
5 working well. They're discharging
6 sometimes 15, 20 quarts of nitrate,
7 because nobody's minding the store. And
8 they're overdesigned, their bioreactors
9 are overdesigned, and -- meaning that
10 they don't -- literally, don't get
11 enough sewage to work properly.

12 So there are -- there are a whole
13 variety of technology issues that have
14 to be dealt with --

15 COMMISSIONER HOLMES: You've made a
16 grant to the county health department --

17 MR. JONES: Yes.

18 COMMISSIONER HOLMES: -- for
19 studying this?

20 MR. JONES: Yes.

21 So we have groundwater management
22 zones. Here's a couple of examples.

23 Here we are at the south end of
24 Vets Highway, where it comes down to
25 Sunrise Highway (indicating). A little

♀

1 Suffolk County Planning Commission 4/1/09 66
2 shopping center there in the corner
3 (indicating). We have our wellfield
4 behind with a cultivated water storage
5 tank (indicating).

6 So this property on the other side
7 of the street came in for development.

8 And we looked at the source water, and
9 it's kind of going up into Holbrook, but
10 it does slop over onto this property
11 right in here (indicating). So we met
12 with the county health department, and
13 the developer who wanted to put in a
14 sewage treatment plant proposed to us,
15 we're right across the street here
16 (indicating). So we said, No problem.
17 Just make sure that your recharge area
18 is down over here in the corner
19 (indicating), as far away as you can get
20 from us. And that's the way this
21 property has developed.

22 There's a pond out in front that
23 you can see as you go by, and all the
24 units are in here (indicating). And
25 this leach field for the treated sewage

♀

1 Suffolk County Planning Commission 4/1/09 67
2 is actually well away from us, outside
3 of our zoning contribution.

4 Here's one that Michael will
5 remember.

6 DeCaneo (phonetic), who was the
7 original developer, was on a piece of
8 property on Lakeview Avenue and Montauk
9 Highway in Bellport, across the street
10 from us. He had a -- the plan was, of
11 course, to -- to have a compact sewage

12 treatment plant, and was crossing into
13 our -- our early zone for a two- to
14 five-year problem with -- possible
15 problem with having the sewer plant
16 discharging to our -- our drinking water
17 source here for Bayport (indicating).
18 So, as you can see, the whole -- the
19 whole area goes out -- way out to the
20 north, up -- up towards Sunrise Highway
21 (indicating).

22 So what we were able to -- what we
23 were able to do with the developer is he
24 could put his sewage treatment plant
25 here in the corner (indicating), outside

♀

1 Suffolk County Planning Commission 4/1/09 68
2 of our zone contribution to our wells.
3 And, in fact, he paid us additional
4 money to deepen one of our wells so we
5 could drive the zoning contribution way
6 up north of Sunrise Highway, totally
7 outside of the influence of his
8 development, and that was a -- a way we
9 could remediate.

10 Here's Pilgrim, obviously, coming
11 in for development (indicating). Our --
12 we have Emjay Boulevard down here
13 (indicating). If you keep going down
14 south on Saktikos Parkway, you'll see
15 the elevated water storage tank on the
16 left there, that's Emjay Boulevard. And

17 the source water maps indicate that --
18 that the source water actually puts --
19 as you remember, down here in the Oak
20 Cross Plains (indicating), it's moving
21 from north -- from northwest to
22 southeast. The groundwater's moving
23 from northwest to southeast, it does cut
24 across the Pilgrim property. Most of
25 this land in the middle is still state

‡

1 Suffolk County Planning Commission 4/1/09 69
2 owned (indicating). Willcock has most
3 of the land around it (indicating), but
4 we're -- we're keeping an eye on the
5 point of development. We believe that a
6 lot of that remediation will happen in
7 the form of special source -- I'm sorry,
8 stormwater protection, special ways to
9 irrigate, to do irrigation; limited
10 fertilizer and pesticide areas. And we
11 think that the -- that the property will
12 be -- that the project will be able to
13 mitigate a lot -- any kind of potential
14 problems with -- with respect to our
15 wellfield, which would be down there in
16 the corner (indicating).
17 So we're working, as I said, with
18 the county health department. We are
19 wanting to work, of course, with the
20 commission here, and tar- -- so we can

21 start to think about how we can use
22 state environmental quality review and
23 the source water assessment plans --
24 that's what SWAP stands for, source
25 water assessment plans, to review

♀

1 Suffolk County Planning Commission 4/1/09 70

2 these -- to get -- keep that source
3 water protection on the radar screen,
4 because we do have to spend a lot of
5 money to -- because we live over the top
6 of our water supply, we have to spend a
7 lot of money to clean up all the
8 pollutants that we're putting down
9 there.

10 So it's the source water -- so now
11 you're all experts --

12 CHAIRMAN CALONE: How are you
13 interfacing with the towns, and in what
14 level -- in what stages is being -- is
15 information being shared with developers
16 so that when they're putting their site
17 plans together, they can, you know,
18 incorporate some of this information?

19 MR. JONES: What we've tried to do
20 is we've tried to give the towns the
21 source water assessment data, now on CDs
22 or whatever, so that they can have it as
23 part of their reference library for when
24 they go through state environmental
25 quality review, they can take a look at

♀

1 Suffolk County Planning Commission 4/1/09 71
2 these SWAP maps that are in their towns,
3 they could see where -- where -- how --
4 how properties might have an impact, or
5 development might have an impact on
6 source waters or wellheads and -- and
7 that sort of thing. And some of the
8 towns use it for -- use this information
9 more aggressively than others.
10 Some enlightened developers are
11 fully aware of the -- of this. And, you
12 know, I've had developers call me up and
13 say, you know, Tell me where you want me
14 to put in my sewage treatment plant.
15 Just tell me.
16 And we can -- we can pull these
17 things up, we can say, you know, Put it
18 down here as opposed to there.
19 Okay. Fine. That's all I wanted
20 to know.
21 But it's working kinds of in an
22 ad hoc fashion.
23 CHAIRMAN CALONE: Uh-huh.
24 MR. JONES: That's why we want to
25 take it to another level, and have

♀

1 Suffolk County Planning Commission 4/1/09 72
2 source water protection standards

3 through the county health department.
4 So all developers know they're being
5 treated similarly, fairly, and
6 predictably. Because it's just not
7 right to -- to take these -- do a "seat
8 of the pants" kind of a thing, like
9 we're doing now, where everybody is --
10 you know, we're -- we're kind of taking
11 everybody one at a time, so to speak.
12 It's much better to have it be a fair
13 and equal --

14 COMMISSIONER HOLMES: (Indicating)

15 CHAIRMAN CALONE:

16 Commissioner Holmes.

17 COMMISSIONER HOLMES: Do you have
18 any update on -- of studying the level
19 of toxic contamination in that Southold
20 area, and how that is being mitigated --
21 the progress on mitigating that?
22 Because I remember when it -- when it
23 all first happened, we were getting
24 estimates of 40 years to 400 years for
25 the water supply to be cleansed.

♀

1 Suffolk County Planning Commission 4/1/09 73

2 Do you -- you have some updated
3 information?

4 MR. JONES: Well, we -- we -- we
5 didn't do it for toxic, but we did some
6 radiological work at the intersection of
7 the Long -- of the Long Island Rail Road

8 and Depot Lane in Cutchogue.

9 Depot Lane was called Depot Lane
10 because that's where everybody picked up
11 their fertilizer, which happened to have
12 perchlorate in it from South America,
13 which is a nasty product that the --
14 compound that the federal government is
15 looking to regulate. It principally is
16 in rocket fuel, fireworks, and what have
17 you, but it was also in the fertilizer.

18 So we have a wellfield nearby, in
19 the zoning contribution. So we said,
20 Let's have transactive wells going up
21 and down Depot Lane, from Peconic Bay up
22 to the Long Island Sound, and let's
23 measure this stuff. So, sure enough, we
24 found the perchlorate, we -- we isolated
25 it.

♀

1 Suffolk County Planning Commission 4/1/09 74

2 But at the same time, we also said,
3 You know what, we need to take a look at
4 farm chemicals in broader perspective.
5 So what we did is we went -- we used
6 radiological testing by means of
7 identifying the half-lives of certain
8 kinds of atomic particles which were
9 associated with the atmospheric testing
10 of atomic bombs in the 1950s.

11 This stuff is still in the

12 atmosphere, it gets into rainwater and
13 it gets down into the ground. And you
14 can see -- and we found that the average
15 age of the water in that area was about
16 27 -- 25, 27 years. Somewhere in there.

17 So we were able to -- and, of
18 course, the major remediation on the
19 north fork has been public water supply.

20 There are people who have private
21 wells, and they want to get onto public
22 water. They don't like testing their
23 wells -- having to test their wells
24 every year; they don't like hearing the
25 results of those tests; they have to put

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1 Suffolk County Planning Commission 4/1/09 75
2 treatment systems on and have to
3 maintain those treatment systems. So
4 they do -- the mitigated -- the
5 mitigation is -- on the north fork, is
6 primarily to get onto public water.

7 But because of the fact that the
8 farm chemicals on the north fork are so
9 pervasive, you can't get a private well
10 permit from the health department on the
11 north fork to save your life because the
12 ground -- the well water is so polluted
13 that it doesn't pass muster, and it --
14 so that if you're not near a public
15 water main, it's very tough to -- to
16 develop.

17 So we have a special arrangement
18 with the Town of Southold where we will
19 not provide public water to any piece of
20 property that has not received its
21 approvals yet, because we don't want the
22 presence of public water supply to be an
23 undue influence on unplanned and
24 uncontrolled development.
25 So that's the only place in our

†

1 Suffolk County Planning Commission 4/1/09 76
2 whole system where we work so closely
3 with a local town, with their planning
4 and zoning prerogatives, so that we're
5 not the bad guys that are putting water
6 main down all over the place and
7 stimulating all kinds of unplanned
8 development.
9 For the rest of the area, though,
10 even out in Montauk, you can get it --
11 you can drill down and you can get your
12 own private well, and you can get your
13 own water supply. It's not a -- it's
14 not a growth inducing kind of issue.
15 But it is -- certainly is in the Town of
16 Southold, that's for sure.
17 COMMISSIONER HOLMES: Yeah, because
18 in Shelter Island, you mention the water
19 authority and everyone goes ballistic --
20 MR. JONES: Yeah.

21 COMMISSIONER HOLMES: -- because
22 they want the private wells --
23 MR. JONES: Yes.
24 COMMISSIONER HOLMES: -- they want
25 to control the development. But --

♀

1 Suffolk County Planning Commission 4/1/09 77

2 MR. JONES: They'll --
3 COMMISSIONER HOLMES: -- it's kind
4 of depressing to --
5 MR. JONES: They'll come back
6 begging.
7 (Laughter)
8 VICE CHAIRMAN KONTOKOSTA: Yeah,
9 obviously, where we develop is critical
10 with all this, but, also, how you build
11 is also critical. And it seems that a
12 lot of the -- the discussion is focused
13 on the energy efficiency, while the bed
14 is in the water efficiency side of the
15 house. Especially in terms of green
16 building, lead certification, or any of
17 the others. And I was just wondering if
18 the water authority's gotten involved in
19 terms of encouraging or incentivizing
20 some of these -- some of these green
21 building or water efficiency measures;
22 rainwater harvesting, you know, low
23 flow -- you know, low-flow fixtures,
24 obviously, I know you do something along
25 those lines, but --

♀

1 Suffolk County Planning Commission 4/1/09 78
2 MR. JONES: We have -- we're --
3 we're experimenting some on -- with --
4 with rain gardens in our own buildings
5 and -- and taking some other kinds of
6 green measures. But when we take a look
7 and we see that the lead -- that lead
8 certification gives you one point for a
9 massive, highly efficient HVAC system,
10 and one point for a bicycle rack, we
11 say, why bother -- we're not going to
12 go -- we're not going to go for that.
13 VICE CHAIRMAN KONTOKOSTA: Sure.
14 MR. JONES: We don't go for that.
15 So -- because it -- to us, it's just
16 a -- it's -- it's a big waste, and
17 I'm -- and we're very cynical about it.
18 We're hoping that they're going to make
19 some modifications to that. But, on the
20 other hand, for us -- and, for us, water
21 conservation is not -- is not driven by
22 the supply, it's driven by the quality
23 of the water. Because every drop of
24 water that a human being uses, they
25 pollute. And then it goes back into the

♀

1 Suffolk County Planning Commission 4/1/09 79
2 ground and we have to clean it up.

3 I mean, the ultimate irony is, in
4 East Northport, selling people water for
5 \$1.46 a thousand gallons, they put it
6 out on their lawn and watch all their
7 nitrates seep into their lawn, and then
8 we have to spend \$2.65 a thousand
9 gallons to take the nitrates out.
10 And -- and that's not a good business
11 practice, to say the least.

12 So we -- we have -- our water
13 supply is so plentiful and so cheap, or
14 inexpensive, shall we say, that -- that
15 the same kinds of things that are
16 driving water conservation and green
17 building practices in the southeast and
18 the southwest, the -- the comparative is
19 just not there, here on Long Island.

20 CHAIRMAN CALONE:

21 Commissioner Kelly, did you wish to --

22 COMMISSIONER KELLY: (Head gesture)

23 CHAIRMAN CALONE: No.

24 Okay. Commissioner Braun.

25 COMMISSIONER BRAUN: Yeah, real

♀

1 Suffolk County Planning Commission 4/1/09 80

2 quickly, and this is kind of --

3 MR. JONES: I don't need an --

4 COMMISSIONER BRAUN: -- in general.

5 MR. JONES: -- easement. I don't
6 need an easement.

7 COMMISSIONER BRAUN: No, I wasn't
Page 68

8 offering you one.

9 (Laughter)

10 COMMISSIONER BRAUN: Where there
11 are municipal water supply companies
12 that are really supplied by you, whose
13 got what authority? In other words,
14 there's Greenlawn Water, there's --

15 MR. JONES: Yes.

16 COMMISSIONER BRAUN: -- St. James
17 Water --

18 MR. JONES: Yes.

19 COMMISSIONER BRAUN: -- there's --
20 but it's really Suffolk County Water
21 water.

22 MR. JONES: Yes. The water -- the
23 water -- you're right, the water is the
24 water. It knows no municipal boundaries
25 or authority, trade --

♀

1 Suffolk County Planning Commission 4/1/09 81

2 COMMISSIONER BRAUN: I mean, but
3 the -- the -- the -- the pumping
4 stations are yours and --

5 MR. JONES: No.

6 COMMISSIONER BRAUN: -- or are they
7 not?

8 MR. JONES: There are six municipal
9 districts left in Suffolk County;
10 Hampton Bays, Riverhead, the three in
11 the south portion of Huntington -- Dix

04 01 09Planning.txt
12 Hills, Greenlawn, and South
13 Huntington -- and East Farmingdale.
14 COMMISSIONER BRAUN: And St. James?
15 MR. JONES: We -- we wholesale to
16 them, and we -- we run all their
17 equipment, and --
18 COMMISSIONER BRAUN: So where is --
19 MR. JONES: -- we do all the
20 customer --
21 COMMISSIONER BRAUN: Where is --
22 where is the authority, and who do you
23 deal with in those areas? Who do you
24 talk to about location of --
25 MR. JONES: Well --

♀

1 Suffolk County Planning Commission 4/1/09 82
2 COMMISSIONER BRAUN: -- plants and
3 so forth?
4 MR. JONES: -- in -- in the -- we
5 have to stay out of the six municipal
6 districts. You're not allowed to serve
7 any customers in their areas.
8 However, in the case of Riverhead,
9 we can go into the Town of Riverhead for
10 our supply for the north fork, which we
11 are doing and have done, but we can't
12 serve any customers. If there's a -- if
13 there's a Riverhead water main in the
14 same street that we are with our
15 distribution pipe, we can't serve
16 customers in the Town of Riverhead.

17 So they have kind of like a
18 franchise. Wherever they have their
19 water pipe, they're there first.

20 COMMISSIONER BRAUN: But the
21 technical expertise, and the questions
22 about where to site a treatment plant,
23 or where the water flow is coming from.

24 MR. JONES: These other districts,
25 they all have access to the same SWAP

†

1 Suffolk County Planning Commission 4/1/09 83

2 information. They all know where their
3 sources of -- are -- that need to be
4 protected are. Absolutely.

5 COMMISSIONER BRAUN: Okay.

6 MR. JONES: Yeah. Now, we -- we
7 are not -- the -- the only reason that
8 they still exist is because while we
9 have a manifest destiny to take over
10 everybody in Suffolk County, we have to
11 take municipal districts over by
12 negotiation only, we're not allowed to
13 condemn them. But we're allowed to
14 condemn any other -- any other water
15 supplier -- a private water supplier.
16 So they still exist.

17 And Riverhead, for some reason, I
18 dangled \$12 million in cash in front of
19 the supervisor, and he goes, Oh, no, we
20 don't -- Oh, we're not interested.

21 04 01 09Planning.txt
Okay. All right.

22 CHAIRMAN CALONE: You make that
23 offer to any of us, we'll --

24 COMMISSIONER HOLMES: We'll start
25 our own water supply company.

♀

1 Suffolk County Planning Commission 4/1/09 84

2 CHAIRMAN CALONE: Any other
3 questions?

4 I actually have one question, a
5 current events question I wanted to ask
6 you, really relating to the tragedy that
7 happened a month or two ago now with
8 regard to a lack of water pressure in
9 one of the developments within
10 Brookhaven, I believe.

11 MR. JONES: Yes.

12 CHAIRMAN CALONE: This came up, we
13 were meeting with the supervisor of
14 Southampton the other day, and she said
15 something offhand like, That would never
16 happen here because we have certain
17 things we require in the land use
18 process or the building process that --
19 I guess a part of covenants that -- that
20 are part of the new developments.

21 And I -- and I was just wondering,
22 from our perspective, because, you know,
23 when we're seeing new developments, are
24 there things that we can be doing or
25 asking to make sure that there are --

♀

1 Suffolk County Planning Commission 4/1/09 85
2 that there are, you know, testing of
3 those water pressure? And what are you
4 guys doing on that as well?
5 MR. JONES: Well, there's the old
6 stuff that's already in the ground, and
7 then there's the new stuff going
8 forward. So the county legislature
9 addressed the new stuff going forward by
10 saying that any new water supply --
11 private water supply system had to meet
12 American Water Works engineering
13 specifications, which are our
14 specifications.
15 So a developer now, if he -- if he
16 knows he can't put in a black pipe, a
17 plastic pipe, or whatever, he's going to
18 just say -- he's going to hold up his
19 hands and say, Let's -- I'll just let
20 the water authority do the whole thing.
21 But if he wants to keep it -- if he
22 wants to keep it private, he's got to
23 meet rigid specifications.
24 Now, these specifications did exist
25 prior, too. So in the case of the

♀

1 Suffolk County Planning Commission 4/1/09 86
2 Village in the Woods in Selden, you have

3 a situation where you have an internal
4 supply system. And because of the fact
5 that the entrance to the development is
6 down here (indicating), and the fire
7 occurred a hundred feet up -- a
8 difference of a hundred feet higher in
9 elevation difference, you have that
10 pressure problem. Plus, halfway up the
11 hill, there's a -- there's a booster
12 station that the owners of the property
13 decided that they couldn't afford to
14 keep it up, so they abandoned it a
15 number of -- about four years ago. And
16 they were told by the town fire marshal
17 in writing that they better get that
18 back online, and they didn't get it back
19 online. And that's why that fire
20 occurred the way it did, because there
21 was no booster pump in the -- in the
22 system, and it -- and it was a problem.
23 So --

24 Another thing that the water
25 authority board did last night is they

♀

1 Suffolk County Planning Commission 4/1/09 87
2 created a series of incentives so that
3 people who have existing private
4 distribution water systems on their
5 property can come to the Suffolk County
6 Water Authority and we'll take them
7 over. Obviously, it will cost, because

8 we -- we have to treat it like a
9 handyman's special; we don't know what's
10 in the ground. So we -- it'll cost, but
11 we can now have for the first time,
12 they -- they could be paid back over a
13 ten-year period, and -- and the cost --
14 in the case of Village in the Woods, we
15 could take that over tomorrow, it would
16 cost an apartment dweller \$5 -- \$5 a
17 year to take it over. So it's not a
18 hefty -- not a hefty -- hefty lift there
19 to -- to -- where we can take some of
20 this --

21 CHAIRMAN CALONE: So you work
22 with -- the Homeowners' Associations
23 would make those decisions, or the -- or
24 the developer, I guess, they still own
25 the --

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1 Suffolk County Planni ng Commi ssi on 4/1/09 88

2 COMMI SSI ONER KELLY: Dependi ng on
3 when they turn it over.

4 CHAIRMAN CALONE: Yeah.

5 MR. JONES: Now, there's a project
6 that's near and dear to Tom's heart in
7 Cutchogue there, and -- and that's one
8 where the county health department said,
9 Oh, we -- we'll grandfather that in
10 under rules that go back- -- backwards a
11 couple years. So that -- you know, as

12 it stands now, that development can put
13 in pretty much whatever they want to put
14 in, and have just a large meter there.
15 And, you know, who knows what can
16 happen.

17 So we -- we have private hydrants
18 that we maintain. But, again, the
19 problem is, we only make sure the waters
20 flow out of it or not. We don't test
21 the pressure on that.

22 CHAIRMAN CALONE: Uh-huh.

23 MR. JONES: So there's a -- there
24 are components here that have to do with
25 town -- the town and village fire

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1 Suffolk County Planning Commission 4/1/09 89
2 marshals are the ones that are mandated
3 by state law to carry out and enforce
4 the state fire codes. And the state --
5 and that portion of --

6 CHAIRMAN CALONE: Including the
7 water pressure, obviously, there must
8 have been fees for that.

9 MR. JONES: Including -- so some
10 towns are more aggressive than others.
11 Southampton's probably one of them. I
12 know Riverhead, at least, has a
13 requirement that -- that people have to
14 submit the flow tests for their hydrants
15 every year.

16 CHAIRMAN CALONE: All right.

17 I mean, I guess one thing for us
18 is -- okay. I hear what you're saying,
19 that new development, this really isn't
20 going to be applicable because the
21 county legislature took appropriate
22 actions.

23 With regard to our task force of
24 trying to spread best practices around
25 the towns, it would be interesting to

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1 Suffolk County Planning Commission 4/1/09 90
2 I learn from you if there are certain
3 towns that are doing a better job, maybe
4 it's by requiring our monthly or
5 year- -- annual filing or something like
6 that, but that we could help propagate
7 that idea, you know, around the towns
8 and villages that aren't doing that, and
9 try to, you know, show them, kind of,
10 best practices.

11 So, certainly, if you have
12 information on that or --

13 MR. JONES: Yes.

14 CHAIRMAN CALONE: -- or suggestions
15 about who's kind of doing it best, it
16 would be good to know.

17 MR. JONES: Yes. Well, some of
18 that is going to come -- is going to
19 come up over the next year or two. The
20 county legislature will be having a -- a

04 01 09Planning.txt
final hearing on the 23rd of April
before the Public Safety Committee about
their private hydrant and flow testing
requirements. We're getting Fire Rescue
Emergency Services in Yaphank involved

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1 Suffolk County Planning Commission 4/1/09 91
2 with that. So we're going to appear
3 there, we're going to talk about it from
4 our angle and put in our two cents. And
5 then -- and then the county FRES will
6 start to see who -- because there --
7 there will be a requirement there that
8 at least an affidavit be filed, or the
9 actual copies of papers be filed with
10 FRES to show that these private hydrants
11 are being --
12 CHAIRMAN CALONE: Okay.
13 MR. JONES: -- flow tested
14 properly.
15 CHAIRMAN CALONE: Any other
16 comments or questions for Mr. Jones?
17 (WHEREUPON, there was no response.)
18 CHAIRMAN CALONE: If not --
19 COMMISSIONER HOLMES: A round of
20 applause.
21 CHAIRMAN CALONE: Thank you, sir.
22 (Applause)
23 CHAIRMAN CALONE: Thank you for
24 your -- thank you for your time.
25 We have two items on the regulatory

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1 Suffolk County Planning Commission 4/1/09 92
2 agenda today, and so we'll move to that
3 now.
4 The first item is the Valero
5 Service Station out of Southold.
6 Mr. Freleng.
7 MR. FRELENG: Thank you,
8 Mr. Chairman.
9 As you indicated, the first
10 regulatory matter before the Suffolk
11 County Planning Commission is the
12 application from the Town of Southold of
13 Valero Service Station.
14 Jurisdiction for the commission is
15 that the subject property is adjacent to
16 New York State Route 25.
17 The applicants are seeking Town
18 Planning Board Site Plan approval for
19 the conversion of a gasoline filling
20 station and repair garage to a filling
21 station and convenience store. The
22 parking seems to be in conformance with
23 the town requirements.
24 The location of the subject
25 property is on the southwest corner of

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1 Suffolk County Planning Commission 4/1/09 93
2 Main Street, which is New York State

04 01 09Planning.txt
3 Route 25, and Depot Lane, which is a
4 town road.

5 If you can move to the zoning a
6 second.

7 MR. CORRAL: (Compl ying)

8 MR. FRELENG: If you take a look at
9 the zoning map, you could see that the
10 subject property is located on the
11 eastern edge of the hamlet business
12 zoning district. There's a residence
13 office district next to it.

14 COMMISSIONER BRAUN: Excuse me,
15 Andy --

16 MR. FRELENG: Yes.

17 COMMISSIONER BRAUN: -- can you
18 move that way a little bit.

19 MR. FRELENG: (Compl ying)

20 COMMISSIONER BRAUN: Okay. Thank
21 you.

22 MR. FRELENG: The majority of the
23 zoning around the subject property,
24 outside of the two zones indicated, is
25 residential.

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1 Suffolk County Planning Commission 4/1/09 94

2 Okay. The land use in the area is
3 pretty much reflective of the zoning.

4 The access to the site -- if we
5 take a look at the site plan, the access
6 to the site is from two unrestricted
7 curb cuts off of the New York State

8 road, and one unrestricted curb cut off
9 of Depot Lane. Unrestricted means that
10 the turn movements could go in and out
11 in any direction.

12 Okay. From the point of view of
13 the staff analysis, the staff believes
14 that the proposal is an
15 over-intensification of the use of the
16 subject property. First and foremost,
17 the subject site is not in conformance
18 with the minimum lot size of the hamlet
19 business zone. There is a typo in the
20 staff report, I just want to point that
21 out, on the second page. The tract of
22 the area is .42 acres, not 4.24 acres.
23 So the tract of the property is
24 .42 acres, and the minimum lot size is
25 20,000 square feet; not in conformance.

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1 Suffolk County Planning Commission 4/1/09 95
2 Secondly, the proposed multiple use
3 is a poor configuration. The
4 combination of unrestricted multiple
5 curb cuts and the ability for
6 multidirectional cuing lends the site to
7 a haphazard motor vehicle circulation.
8 You can almost see that if there is a --
9 a demand for gasoline at any one time,
10 that the cuing can actually wind up on
11 the street. This shows that all the

04 01 09Planning.txt
cars are coming in one direction,
southbound, but actually they can come
in from any direction.

Okay. So this could cause a --
pose a potentially significant impact,
and decrease the safety and efficiency
and the traffic carrying capacity of the
state right-of-way. The northern-most
curb cut to Main Street, in staff's
option, should be closed and all motor
vehicle traffic to the site from Main
Street -- Main Street should be an
ingress only, which would be coming into
the site.

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Suffolk County Planning Commission 4/1/09 96

The curb cut to Depot Lane, in
staff's opinion, should be pulled
further west from the intersection for
motor vehicle safety reasons. This
is -- as you can see from the photos
when we get to them, this is an awfully
wide access as you pull into the site.
But if cars do fill up on this side and
then want to get out into the
intersection, that's awfully close to
this intersection (indicating). We
believe that this should be closed up
and there should be a better access
point further back, which would impact
the locations of those parking lots,

17 which we'll address in a minute
18 (indicating).

19 Okay. The curb cut to Depot Lane
20 should be pulled further west as
21 indicated. In addition, the
22 southwestern pump island has no exit for
23 motor vehicles and would require the
24 vehicles to have to negotiate a U-turn
25 on the site. We believe that this pump

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1 Suffolk County Planning Commission 4/1/09 97

2 island should be eliminated. So if cars
3 come in, they cue up, they fill up here
4 and they have to leave, they're going
5 to have to do a U-turn in order to get
6 out of the site.

7 CHAIRMAN CALONE: Where are the
8 pumps -- there's two pumps, Andy?
9 There's two islands?

10 MR. FRELENG: There's a pump island
11 here, and a pump island here
12 (indicating). There's two pumps on
13 either side -- you know, there's one
14 pump --

15 CHAIRMAN CALONE: Two pumps.

16 MR. FRELENG: -- for service on
17 each side, same here, and that would go
18 on each side to this one pump right here
19 (indicating).

20 Okay. Adding to the poor motor

04 01 09Planning.txt
vehicle circulation issues is the
proposed use of the building for an
on-site retail store. The parking for
the retail store is in a location that
would require pedestrians on the

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Suffolk County Planning Commission 4/1/09 98

northern side of the store approaching
the building entrance to negotiate with
motor vehicles entering and exiting the
site from Depot Lane. So if you have
somebody coming in for -- to get a
bottle of soda or something like that,
or they're walking from here to here, or
however they do that, they're going to
have to watch out for cars moving in and
out of the site (indicating). So that's
not necessarily a good thing for
pedestrians.

In addition, the western pump
island, if somebody's coming to make a
U-turn here, and you have somebody
parked here, again, trying to get to the
entrance of the building into the retail
store, again, pedestrians are and motor
vehicles are going to have to negotiate
with each other, in this area here
(indicating). We feel that's an unsafe
condition, and, frankly, we believe that
this pump island should be eliminated
for both the reasons of conflicting with

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1 Suffolk County Planning Commission 4/1/09 99
2 pedestrians as well as the U-turn that
3 would have to be negotiated.
4 So staff is recommending a
5 disapproval of the site plan.
6 The first reason for disapproval is
7 the proposal's an unwarranted
8 over-intensification of the use of the
9 premises. The paragraph which follows
10 is an excerpt from the staff analysis.
11 The second reason for a disapproval
12 would be that the proposal would tend to
13 diminish the safety and traffic-carrying
14 capacity of the New York State Route 25.
15 Again, for the haphazard cuing
16 arrangements and the possibility, on a
17 high-demand day, the cuing could
18 actually wind up into the state
19 right-of-way.
20 And the last reason for disapproval
21 is that the site plan design of the
22 proposed multiple use is a poor
23 configuration, and we believe that
24 the -- if indeed there would be a retail
25 store here, there would be a much better

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1 Suffolk County Planning Commission 4/1/09 100
2 way to design this site.

3 So staff is recommending to the
4 commission a disapproval.
5 CHAIRMAN CALONE: Okay. Thank you,
6 Andy.
7 This is a Southold project.
8 Mr. McAdam, do you have comments on the
9 area?
10 COMMISSIONER McADAM: I -- I first
11 want to say that I'm a customer, but I'm
12 not -- I'm just a regular customer.
13 CHAIRMAN CALONE: Just like anyone
14 else; right?
15 COMMISSIONER McADAM: I just -- I
16 just wanted to point out that I think
17 that pump on the side there is a diesel
18 pump, and not only is it going to be a
19 problem for a car if -- if they diesel,
20 but the trucks are never going to get in
21 there. So --
22 CHAIRMAN CALONE: How do they get
23 in there now?
24 COMMISSIONER McADAM: They don't.
25 What -- I guess I can say this.

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1 Suffolk County Planning Commission 4/1/09 101
2 What happened is they finished the
3 project, and they didn't really have
4 approval for it. So they can't -- right
5 now that pump -- that diesel pump, they
6 can't use it. The only pump they can
7 use is this main island over here

8 (indicating), and the convenience store,
9 they can't use the convenience section,
10 they can only use the office area for
11 the gas station.

12 CHAIRMAN CALONE: So they built the
13 thing --

14 COMMISSIONER McADAM: Yes.

15 CHAIRMAN CALONE: -- but they
16 didn't get --

17 COMMISSIONER McADAM: Yes.

18 CHAIRMAN CALONE: -- didn't do what
19 they were supposed to do.

20 COMMISSIONER BRAUN: Well --

21 COMMISSIONER McADAM: Yes.

22 COMMISSIONER BRAUN: -- that was my
23 question.

24 CHAIRMAN CALONE: So let me -- let
25 me -- one second.

♀

1 Suffolk County Planning Commission 4/1/09 102

2 Do you have anything else you want
3 to say about the area --

4 COMMISSIONER McADAM: Yes.

5 CHAIRMAN CALONE: -- from the
6 Southold perspective?

7 COMMISSIONER McADAM: That there is
8 another convenience store next to it,
9 which I won't mention the name, but they
10 have a driveway right next to the other
11 driveway coming out. So --

04 01 09Planning.txt
CHAIRMAN CALONE: Okay.

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Andy, you want to show us that, if you can. I don't know if it --

MR. FRELENG: Yeah, that's right here (indicating).

COMMISSIONER McADAM: Yeah, there's a driveway right there, and then there's another driveway right next to it. So -- and then there's a farm stand right across the street, which I won't mention that name either, but that's a very active --

CHAIRMAN CALONE: You -- you could -- I think you could mention them.

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Suffolk County Planning Commission 4/1/09 103

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COMMISSIONER McADAM: Okay. I wasn't sure if we could or not.

CHAIRMAN CALONE: It's not anonymous, is it?

(Laughter)

COMMISSIONER McADAM: But it's a very active farm stand.

CHAIRMAN CALONE: All right. Suffice to say, it's an active farm stand.

COMMISSIONER HOLMES: For the past 300 years.

CHAIRMAN CALONE: So, therefore, the -- the road is -- you know, traffic, and particularly in the summer, I would

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imagine --

COMMISSIONER McADAM: Yes.

CHAIRMAN CALONE: -- too.

Andy, did you want to run through -- point out anything in the pictures?

MR. FRELENG: We can run through the pictures real quick, sure.

MR. CORRAL: (Compl ying)

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Suffolk County Planning Commission 4/1/09 104

MR. FRELENG: This would be where the proposed parking is going to be on the north side of the site (indicating). This is where their -- their filling points are (indicating).

If we go to the next slide --

MR. CORRAL: (Compl ying)

MR. FRELENG: -- we're -- we're on Depot Lane looking at the site. This is the main road right here (indicating).

We were there about 12:30, 1 o'clock, so it really wasn't that busy at the time, but this is the -- the building as constructed (indicating). We did not know that it was constructed for a convenience store when we were there, but you can see a pedestrian actually going back and forth (indicating).

21 04 01 09Planning.txt
Next slide.

22 MR. CORRAL: (Compl ying)

23 MR. FRELENG: This is looking at
24 Main Road and Depot Lane (i ndicati ng),
25 this is the -- this is the southern end

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1 Suffolk County Planning Commi ssi on 4/1/09 105
2 of that curb cut (i ndicati ng). And
3 there's really maybe only one car
4 length. So if there is traffic
5 coming -- cuing up to get through the
6 intersection, this could be problemati c
7 if somebody wants to get in.

8 Next slide.

9 MR. CORRAL: (Compl ying)

10 MR. FRELENG: Again, this is from
11 Depot Lane looking at the site
12 (i ndicati ng). We tried to get a bunch
13 of cars in there, but we coul dn't quite
14 get it. While we were there, there was
15 some conflicts in the -- in motor
16 vehi cle turning and going in and out,
17 but by the time we got the camera up to
18 take it, they were already gone.

19 COMMI SSI ONER HOLMES: And this was
20 in the off-season; right?

21 MR. FRELENG: This is the
22 off-season, and this is -- you know,
23 there's no gas shortage, there are no
24 gas lines, there's no, you know, gas
25 sale going on that day or anything like

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1 Suffolk County Planning Commission 4/1/09 106
2 that. And gas is still pretty
3 reasonable, considering we were way out
4 in Cutchogue.
5 Next slide.
6 MR. CORRAL: (Compl ying)
7 MR. FRELENG: This probably is the
8 most congestion we could get at the time
9 we were there. There was a -- a truck
10 in the back here blocking the access
11 coming in, and we had some folks fueling
12 up (indicating). And we noted at the
13 time that these pumps were blocked off
14 and not being used (indicating).
15 Next slide.
16 MR. CORRAL: (Compl ying)
17 MR. FRELENG: I thought at the time
18 I was there it was because it was
19 problematic trying to maneuver around
20 the side, but now we learned that they
21 did not have the approval for those
22 pumps.
23 That's all the photos; right?
24 MR. CORRAL: Yeah.
25 MR. FRELENG: That's all the

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1 Suffolk County Planning Commission 4/1/09 107
2 photos.

04 01 09Planning.txt
COMMISSIONER BRAUN: (Indicating)

CHAIRMAN CALONE: Okay.

Mr. Braun.

COMMISSIONER BRAUN: Yeah, is --
is -- the way I read the staff report,
in the first place, was that this was an
existing repair shop that they
converted -- they are converting or have
converted to a convenience store.

MR. FRELENG: Right.

COMMISSIONER BRAUN: Are the pump
islands different than what was there
previously?

MR. FRELENG: Not --

COMMISSIONER McADAM: Yeah.

MR. FRELENG: -- according to the
site plan, but I don't know.

CHAIRMAN CALONE: Tom, what do
you --

COMMISSIONER McADAM: Yeah, they
remodeled the whole --

COMMISSIONER BRAUN: I mean, there
may be different pumps, but are they in

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Suffolk County Planning Commission 4/1/09 108

different places?

COMMISSIONER McADAM: The pump is
in about the same place, they're new
pumps, and they put in new tanks also.

COMMISSIONER BRAUN: Right.

COMMISSIONER McADAM: So there's

8 new tanks, new pumps. They -- they
9 reconstructed the whole site.

10 COMMISSIONER BRAUN: I guess the
11 basis of my question is, if we were to
12 recommend that this be disapproved and
13 the town was to agree with us, they
14 would still have -- be able to use
15 those -- if the islands and the gas --
16 the regular gasoline island is in the
17 same place where it always was --

18 COMMISSIONER McADAM: Well, no --

19 COMMISSIONER BRAUN: -- they
20 already have that use.

21 COMMISSIONER McADAM: No --

22 COMMISSIONER BRAUN: Do they not
23 or don't --

24 COMMISSIONER McADAM: Yeah, the
25 main island -- the main island has --

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1 Suffolk County Planni ng Commi ssi on 4/1/09 109
2 is -- is -- hasn't changed.

3 COMMISSIONER BRAUN: Right.

4 COMMISSIONER McADAM: But the one
5 on the side is --

6 COMMISSIONER BRAUN: The one -- the
7 diesel -- that you discussed --

8 COMMISSIONER McADAM: The diesel is
9 new --

10 COMMISSIONER BRAUN: -- is the
11 diesel .

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COMMI SSI ONER McADAM: -- yeah.

CHAIRMAN CALONE: And that's the one that Andy said is the big problem anyway.

COMMI SSI ONER McADAM: Yeah.

COMMI SSI ONER BOLTON: Yeah.

COMMI SSI ONER HOLMES: (I ndi cati ng)

CHAIRMAN CALONE: Okay.

Commi ssi oner Hol mes.

COMMI SSI ONER HOLMES: Just to note, as Tom knows very well, and probably Constantine knows, this is an extremely popular gas station as it is, because they tend to undercut the price of other

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gasoline stations in the area. So it just makes it more problematic. When you were seeing the potential problems in the dead of winter, you can just picture, you know, what it would be like in the busy season. So I can understand the concern.

CHAIRMAN CALONE: Thank you.

Any other comments --

COMMI SSI ONER TALDONE: (I ndi cati ng)

CHAIRMAN CALONE: Vi nce.

COMMI SSI ONER TALDONE: A qui ck questi on.

Do we know if they had an al terati ons permi t from the town to do

17 this work, or they just -- just went to
18 work?

19 MR. FRELENG: Staff wasn't aware of
20 it. We -- we got this as a proposed
21 site plan. When we got there, I
22 presumed that this was the service --
23 service garage here (indicating), so we
24 did not know that they actually had
25 reconstructed the site prior to us being

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1 Suffolk County Planning Commission 4/1/09 111

2 there.

3 COMMISSIONER HOLMES: And they
4 didn't get a permit from the town
5 either?

6 MR. FRELENG: We weren't aware of
7 that.

8 COMMISSIONER HOLMES: Better to ask
9 for forgiveness than permission.

10 CHAIRMAN CALONE: In this case,
11 that may not be true --

12 COMMISSIONER BRAUN: It may not be
13 true.

14 CHAIRMAN CALONE: -- so we'll see.

15 COMMISSIONER BRAUN: I just have
16 one --

17 CHAIRMAN CALONE:

18 Commissioner Braun.

19 COMMISSIONER BRAUN: -- one
20 quick -- one really quick question.

21 In general, do we have any
22 understanding that people visit gas
23 stations to use the convenience store
24 more frequently than they would have
25 visited it just to get gas or to use the

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1 Suffolk County Planning Commission 4/1/09 112
2 repair shop? In other words, is there
3 traffic studies that show when you make
4 this kind of conversion, you have
5 additional traffic?

6 MR. FRELENG: No, I don't have any
7 clerical data on that that would -- that
8 would substantiate that conclusion;
9 however, anecdotally, I know that when I
10 travel and -- or when people travel and
11 they want to stop for a drink or
12 something, if you see a convenience
13 store, you know, by a gas station, you
14 may make a special trip there.

15 COMMISSIONER BOLTON: How about
16 the --

17 CHAIRMAN CALONE: Right.

18 Commissioner Bolton.

19 COMMISSIONER BOLTON: -- Institute
20 for Traffic Engineers, do they have any
21 sort of -- where they show a gas station
22 versus a gas station with a convenience
23 store?

24 DIRECTOR ISLES: Yes. We've
25 researched that a little bit, but it's a

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1 Suffolk County Planning Commission 4/1/09 113
2 little inconclusive on the data that we
3 saw, Andy, last week when we were
4 reviewing this.
5 MR. FRELENG: That is true. We did
6 take a look at the ITE manual, and it
7 was inconclusive and did not seem to
8 make sense. What the ITE reported was
9 that it was actually less trip
10 generation to the site overall when they
11 added the convenience store than when
12 they did not have the convenience store.
13 COMMISSIONER BOLTON: And they
14 didn't state any particular reason for
15 that conclusion?
16 MR. FRELENG: They did not state
17 any particular reason why, so --
18 DIRECTOR ISLES: It was dated --
19 MR. FRELENG: Yes.
20 DIRECTOR ISLES: -- it was going
21 back to the mid-'90s, so we're not sure
22 how appropriate it is today with current
23 patterns of shopping and trips.
24 MR. FRELENG: So we didn't believe
25 that that was sufficient enough factual

♀

1 Suffolk County Planning Commission 4/1/09 114
2 data.

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COMMISSIONER BOLTON: Okay.

CHAIRMAN CALONE: Okay. Any other
comments, questions --

COMMISSIONER KELLY: (Indicating)

CHAIRMAN CALONE:
-- considerations?

Mr. Kelly.

COMMISSIONER KELLY: How close is
the next service station or gas station?

MR. FRELENG: I'm not quite sure.

COMMISSIONER BRAUN: Tom, do you
know?

COMMISSIONER McADAM: Mattituck.

COMMISSIONER KELLY: So it's a good
trip.

CHAIRMAN CALONE: My -- my take on
this is that the issue would not be,
probably, replacing -- I mean, if there
already was a gas station there, most
likely the way this plays out is that
aspect is kept, but probably the
diesel --

COMMISSIONER McADAM: The diesel

Suffolk County Planning Commission 4/1/09 115

and --

CHAIRMAN CALONE: -- you know, may
be a problem.

COMMISSIONER McADAM: The diesel
and the convenience store is the
additional --

8 CHAIRMAN CALONE: Are the issues,
9 right.
10 COMMISSIONER McADAM: -- yeah, the
11 issues. And that's the part that's not
12 open right now. I -- I don't want to
13 say that they didn't have a permit or
14 anything for it, but what I do know is
15 that the diesel pump is shut down and
16 the convenience store is not operating.
17 CHAIRMAN CALONE: Right.
18 COMMISSIONER McADAM: I can tell
19 you that.
20 CHAIRMAN CALONE: Okay. All right.
21 MR. FRELENG: Just from the staff's
22 perspective, if the site was redesigned,
23 they could make it work. But as
24 proposed, it is a poor design.
25 COMMISSIONER BOLTON: It is.

♀

1 Suffolk County Planning Commission 4/1/09 116
2 CHAIRMAN CALONE: Okay.
3 COMMISSIONER McADAM: (Indicating)
4 CHAIRMAN CALONE:
5 Commissioner McAdam.
6 COMMISSIONER McADAM: I'll move the
7 report.
8 CHAIRMAN CALONE: Mr. McAdam
9 moves --
10 COMMISSIONER BOLTON: I'll second
11 it.

12 CHAIRMAN CALONE: -- approval of
13 the staff report.
14 Seconded by Commissioner Bolton.
15 All in favor of approving the staff
16 report for disapproval for the reasons
17 indicated in the staff report, please
18 raise your hand.
19 (WHEREUPON, the members voted.)
20 CHAIRMAN CALONE: It's ten.
21 All opposed?
22 (WHEREUPON, there was no response.)
23 CHAIRMAN CALONE: Zero, and no
24 abstentions. We have one recusal on the
25 matter.

♀

1 Suffolk County Planning Commission 4/1/09 117
2 Okay. The next item and the last
3 item on our agenda is -- on the
4 regulatory agenda is an item out of
5 Southampton. John will be presenting
6 this to us, so thank you, John.
7 Be sure to speak up.
8 MR. CORRAL: Yup.
9 CHAIRMAN CHAIRMAN: Mr. Braun will
10 speak down.
11 COMMISSIONER BRAUN: I'll shut up.
12 (Laughter)
13 MR. CORRAL: Okay. On this one,
14 the applicant's seeking Town Planning
15 Board Approval for a major seven-lot
16 clustered subdivision on a 14.9-acre lot

17 in the hamlet of Bridgehampton in the
18 Town of Southampton. It's on the west
19 side of Lumber -- Lumber Lane, and about
20 1,050 feet south of Scuttle Hole Road.
21 The property just to the west is owned
22 by -- the property development rights
23 are owned by the County, Suffolk County,
24 and it's in Ag District -- New York
25 State Ag District Number 4.

†

1 Suffolk County Planning Commission 4/1/09 118

2 The existing conditions on the
3 property right now, it's a residential
4 structure with a garage, with a -- a
5 private driveway leading from Lumber
6 Lane to the property. And on the east
7 side of the property is -- it was
8 described in the application as an
9 agricultural use. It's also in -- it's
10 an environmentally sensitive area, it's
11 in the Southampton Aquifer Protection
12 Area, and also the New York State
13 Critical Environmental Area.

14 These are just some pictures so
15 you -- so you can see. This is from
16 Lumber Lane looking west. That's the
17 existing residential structure, and in
18 front of it is the agricultural use
19 (indicating).

20 And then this is just the same shot

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21 looking more to the north and west
22 (indicating), and then looking to the
23 south and west (indicating).
24 And then that's the private
25 driveway to the residence (indicating).

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1 Suffolk County Planning Commission 4/1/09 119

2 And then looking from Lumber Lane
3 east, there's another agricultural use
4 to the east of the property.

5 Okay. It's in zoning district
6 CR-80, which requires 80,000 square feet
7 per lot. The applicant did a yield map,
8 and it showed that he owns seven lots
9 under this zoning district.

10 COMMISSIONER BOLTON: Would --

11 CHAIRMAN CALONE: Charla.

12 COMMISSIONER BOLTON: Would the
13 yield calculate it using a regular
14 configured right-of-way?

15 MR. CORRAL: Right. Yeah, they
16 drew out a -- a regular 50-foot
17 right-of-way with the radius --

18 COMMISSIONER BOLTON: And they
19 still got those seven lots?

20 MR. CORRAL: -- and they got --
21 right. Yup.

22 Okay. So this is the site plan
23 (indicating), they have a clustered
24 subdivision. Each lot, seven lots, each
25 are approximately three-quarters of an

♀

1 Suffolk County Planning Commission 4/1/09 120
2 acre, and then the open space area is --
3 I think it's 7.5 acres. They also have
4 a 30,000-square-foot park area that they
5 designate as parking.
6 Our three kind of main issues with
7 this subdivision is the 20-foot
8 right-of-way. We believe that it should
9 be a 50-foot right-of-way that -- with
10 the highway, that's suitable for
11 dedication to the town. At the moment,
12 it's configured as 20-foot with a
13 private common driveway, and we believe
14 that could pose future -- future
15 problems with access to the seven
16 residential lots.
17 The second kind of major issue was
18 that both to the east and west of the
19 residential lots are agricultural uses,
20 so we felt that there should be some
21 buffering with a vegetative berm on the
22 east and west side of the residential
23 lots. And, also, our Planning
24 Commission Guidelines has a note of
25 notification to the residents of

♀

1 Suffolk County Planning Commission 4/1/09 121
2 agricultural uses within 500 feet.

3 And then our third kind of major
4 issue with this was to -- that they
5 comply with the Suffolk County Planning
6 Commission Affordable Housing
7 Guidelines.

8 So those are kind of three issues
9 we highlighted.

10 So then in our staff
11 recommendation, we are recommending
12 approval with four conditions, and I'll
13 just read the four conditions.

14 The first is that the subdivision
15 map should be redesigned to accommodate
16 a 50-foot wide right-of-way, suitable
17 for dedication to the Town of
18 Southampton for highway purposes.

19 The second one, there is a -- in
20 it, there's a "should" that I should
21 have had as a "shall," so I just -- I'll
22 read it with the "shall."

23 All prospective owners of land
24 proposed for development adjacent to an
25 active farm, or within 500 feet of farms

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1 Suffolk County Planning Commission 4/1/09 122
2 within a New York State Ag District,
3 shall be informed by means of an
4 advisory covenant and a note on the
5 development map of the location of the
6 active farmland, and that adjacent
7 occupants may be subject to noise, dust,

8 odors, and spraying applications
9 normally associated with agricultural
10 activities.

11 The third is, a vegetative earthen
12 berm shall be maintained between the
13 proposed residential lots and the
14 farmland to the east and the west.

15 And the fourth is, one lot in this
16 subdivision shall be set aside as
17 affordable in accordance with the
18 Suffolk County Planning Commission
19 Guidelines on Affordable Housing.

20 And then we also have three
21 comments as just kind of notes to the
22 town in terms of the open space being
23 maintained as open space; that they work
24 with the Suffolk County Health
25 Department on nitrogen loading; and the

♀

1 Suffolk County Planning Commission 4/1/09 123
2 third is just a note that, although this
3 application doesn't fall into it, the
4 New York affordable housing law, just a
5 reminder of that.

6 So that's my staff report, and if
7 there's any questions --

8 CHAIRMAN CALONE: Sure. Thank you,
9 John.

10 Barbara -- Commissioner Roberts,
11 anything from the Southampton

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perspective?

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COMMISSIONER ROBERTS: There just isn't much to say. Obviously, this is totally tragic. That we would love to keep this as farmland, but they have the right to do it, and there isn't anything that I can think of that the staff hasn't suggested.

You know, Job may know a little bit more about this kind of thing.

Anything that you --

COMMISSIONER POTTER: Well, I agree that -- it's interesting looking at the pictures. It looks like it's not really

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Suffolk County Planning Commission 4/1/09 124
woods, it's more abandoned fields.

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MR. CORRAL: Right.

COMMISSIONER POTTER: I guess my main question is, is the intent with putting 50-foot right-of-way that -- that you would like to see a larger road, or are you comfortable with the physical driveway itself that they're going to put in?

MR. CORRAL: We wanted it so that the town would have the ability to have a right-of-way, if -- if there was a problem in the future.

COMMISSIONER POTTER: To -- to increase -- and do you know if --

17 because in East Hampton you could not
18 use a common driveway with more than
19 four lots. So do you know if this is
20 conforming now to Southampton code?

21 MR. CORRAL: It's -- I read through
22 the code. It wasn't clear to me, I'm
23 not sure if --

24 CHAIRMAN CALONE: Andy, any
25 thoughts?

†

1 Suffolk County Planning Commission 4/1/09 125

2 MR. FRELENG: My tour of duty with
3 the Town of Southampton -- Southampton
4 has a country lane specification. So
5 within a 50-foot right-of-way, you can
6 put a -- a country lane which could
7 serve like a common driveway. And it is
8 specced out in the code, and the -- the
9 local fire departments have bought into
10 that country lane specification.

11 So I think it's a minimum width of
12 12 feet pavement. I think the shoulders
13 are gravelled and then grassed over. So
14 the -- the outriggers on the fire trucks
15 can spread out if they needed to.

16 So the Town of Southampton does
17 have a specification for country lanes.
18 And if that country lane is within a
19 50-foot right-of-way, it would serve
20 both purposes; it would be visually

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21 pleasi ng as well as if there was a
22 problem, you needed to bring public
23 water up or some other public service,
24 you could dedi cate that ri ght-of-way
25 i mmedi ately to the town highway system.

♀

1 Suffolk County Planning Commission 4/1/09 126

2 COMMI SSI ONER POTTER: I guess just
3 bei ng new, my --

4 COMMI SSI ONER HOLMES: And the --

5 CHAI RMAN CALONE: Go ahead, Job.

6 COMMI SSI ONER POTTER: My questi on
7 was j ust --

8 COMMI SSI ONER BOLTON: But can you
9 get --

10 COMMI SSI ONER POTTER: I'm sorry.
11 My questi on --

12 CHAI RMAN CALONE: Go ahead.

13 COMMI SSI ONER POTTER: That sounds
14 feasi ble to me. My questi on was j ust
15 whether actual ly the planni ng board in
16 Southampt on has even ruled on thi s road
17 one way or the another?

18 MR. FRELENG: It would be our
19 experi ence that as they're referring it
20 to us, they are still in the process of
21 revi ewi ng --

22 COMMI SSI ONER POTTER: Okay.

23 MR. FRELENG: -- it with --

24 COMMI SSI ONER POTTER: So they --

25 MR. FRELENG: -- the appli cant.

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1 Suffolk County Planning Commission 4/1/09 127
2 COMMISSIONER POTTER: -- they may
3 fix this themselves.
4 MR. FRELENG: Right.
5 COMMISSIONER BOLTON: And is
6 there --
7 CHAIRMAN CALONE: However, our --
8 our saying so makes it -- you know,
9 certainly, A, brings it to their
10 attention --
11 MR. FRELENG: Right.
12 CHAIRMAN CALONE: -- and, B,
13 there's a condition they would have to
14 override it, or they do not agree with
15 that for any reason.
16 COMMISSIONER BOLTON: (Indicating)
17 CHAIRMAN CALONE:
18 Commissioner Bolton.
19 COMMISSIONER BOLTON: I just wanted
20 to follow up on what Andy said.
21 Is there any specifics about how
22 many lots can be accommodated on this
23 kind of country lane?
24 MR. FRELENG: No, but it is -- it's
25 designed in such a way that it could

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1 Suffolk County Planning Commission 4/1/09 128
2 serve as a -- a roadway. So, to my

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3 knowl edge, un less they' ve changed thi s
4 si nce I was there, and that' s quite a
5 whi le ago, I don' t thi nk there' s a
6 li mi ta ti on on the --

7 COMMI SSI ONER BOLTON: Okay.

8 MR. FRELENG: -- number of lots off
9 a coun try lane.

10 COMMI SSI ONER HOLMES: (I ndi cati ng)

11 COMMI SSI ONER BRAUN: That woul d --

12 COMMI SSI ONER BOLTON: Thank you.

13 CHAI RMAN CALONE:

14 Com mi ssi oner Hol mes.

15 COMMI SSI ONER HOLMES: I was
16 won deri ng, John, i n vi ew of the
17 pre sen ta ti on we ju st had, and i n vi ew of
18 the ag ri cul tu ral -- lon gti me
19 ag ri cul tu ral use, I woul d be more
20 com for ta ble i f we woul d make a con di ti on
21 that they do some wa ter tes ti ng to see
22 abou t any pos si ble con ta mi na ti on of
23 wa ter that is goi ng to serve thi s
24 de vel op ment. Be cause that, to me, is a
25 ve ry bi g i s sue.

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1 Suffol k Coun ty Pl anni ng Com mi ssi on 4/1/09 129

2 COMMI SSI ONER BRAUN: Yeah, we' re --
3 we don' t know any thi ng abou t the wa ter
4 sup pl y; do we?

5 COMMI SSI ONER HOLMES: No, i t' s --
6 i t' s not men ti oned.

7 CHAI RMAN CALONE:
Page 110

8 Commissioner Braun, and then --
9 actually, Tom, I don't know -- you
10 know --
11 COMMISSIONER TALDONE: It's public
12 water.
13 CHAIRMAN CALONE: -- Tom or Andy,
14 you have any -- or John, any thoughts on
15 that?
16 DIRECTOR ISLES: Of water proposed?
17 MR. CORRAL: It is public water.
18 COMMISSIONER TALDONE: Yeah.
19 MR. CORRAL: Yeah.
20 DIRECTOR ISLES: Okay.
21 CHAIRMAN CALONE: So then that's
22 not an issue?
23 MR. CORRAL: Right.
24 DIRECTOR ISLES: It's not an issue.
25 CHAIRMAN CALONE: It's not a

♀

1 Suffolk County Planning Commission 4/1/09 130
2 private well. It's Suffolk County
3 water, which is tested --
4 MR. CORRAL: Right.
5 COMMISSIONER HOLMES: Okay.
6 CHAIRMAN CALONE: -- et cetera.
7 So it's a good point, but it's
8 probably not relevant here.
9 COMMISSIONER BRAUN: (Indicating)
10 CHAIRMAN CALONE:
11 Commissioner Braun.

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COMMISSIONER BRAUN: Real quick.

12
13 The right-of-way that's proposed is
14 25 feet. If we were to double that, we
15 would be taking 25 feet off of lot 1.

16 MR. CORRAL: Well, we mentioned
17 that they would have to kind of
18 reconfigure it.

19 COMMISSIONER BRAUN: Well, we'd
20 have to reconfigure the whole thing to
21 make -- you know.

22 CHAIRMAN CALONE: Sure.

23 Well, with computers nowadays --

24 DIRECTOR ISLES: Yeah, or the
25 planning process.

♀

1 Suffolk County Planning Commission 4/1/09 131

2 CHAIRMAN CALONE: Yeah.

3 COMMISSIONER BOLTON: (Indicating)

4 CHAIRMAN CALONE: Sorry, I was
5 going to call on Tom -- I told Tom he'd
6 be next.

7 COMMISSIONER BOLTON: Okay.

8 CHAIRMAN CALONE:
9 Commissioner McAdam, and then --

10 COMMISSIONER BOLTON: Sorry, Tom.

11 CHAIRMAN CALONE:
12 -- Commissioner Bolton.

13 COMMISSIONER McADAM: The open
14 space, is that being dedicated to the
15 town, or --

16 MR. CORRAL: It's not --

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COMMISSIONER McADAM:

-- remaining --

MR. CORRAL: It's not -- it's mentioned -- it's designated as open space, but there's no indication that it's being dedicated.

COMMISSIONER McADAM: Okay.

COMMISSIONER BOLTON: (Indicating)

CHAIRMAN CALONE:

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Suffolk County Planning Commission 4/1/09 132

Commissioner Bolton.

COMMISSIONER BOLTON: I just had a question about the rain garden concept, because I don't really -- I'm not familiar with it.

MR. CORRAL: Right.

COMMISSIONER BOLTON: And I would just like -- if you could give me like a 15-word description.

MR. CORRAL: It's a vegetative garden that's serving as -- they -- along the proposed paved road, they have catch basins. But at the end of it, instead of a catch basin, almost a bigger capacity rain garden. So it's -- it's an area --

COMMISSIONER BOLTON: Is it a depression?

MR. CORRAL: I don't -- I think

21 it's more just kind of a vegetative
22 garden, but --

23 CHAIRMAN CALONE: But it must be --
24 the roads are sloped slightly --

25 COMMISSIONER BOLTON: Yeah.

♀

1 Suffolk County Planning Commission 4/1/09 133

2 CHAIRMAN CALONE: -- in that
3 direction --

4 MR. CORRAL: Right.

5 CHAIRMAN CALONE: -- so the --

6 COMMISSIONER BOLTON: Yeah.

7 CHAIRMAN CALONE: -- water flows
8 there?

9 MR. FRELENG: Again -- if I could
10 just jump in. We have some literature
11 on rain gardens, we didn't get a chance
12 to put -- some cross section, but
13 generally it's a -- it's a recharge
14 basin. It's pea-graveled to a certain
15 depth, and then they put a growing media
16 on top of it, and then they may -- they
17 plant a garden. So all the drainage on
18 this property would be channeled towards
19 that recharge basin called a rain
20 garden.

21 COMMISSIONER BOLTON: Okay.

22 MR. FRELENG: So --

23 COMMISSIONER BOLTON: But is it as
24 deep as a recharge basin, generally?

25 MR. FRELENG: No, not generally as

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1 Suffolk County Planning Commission 4/1/09 134
2 deep as a recharge basin --
3 COMMISSIONER BOLTON: Okay.
4 MR. FRELENG: -- but, again, the
5 Town of Southampton would have
6 specifications on that, and I'm sure
7 that they'll work on that and then get
8 it to --
9 COMMISSIONER BOLTON: I just -- I
10 just needed the information because I
11 don't know anything about it.
12 CHAIRMAN CALONE: Good, it was a
13 good question.
14 Commissioner Roberts, did you have
15 something?
16 COMMISSIONER ROBERTS: Nope.
17 CHAIRMAN CALONE: Sorry.
18 Commissioner Potter.
19 COMMISSIONER POTTER: Well, I
20 just -- just triggered another question.
21 It's not in an agriculture
22 district --
23 MR. CORRAL: Right.
24 COMMISSIONER POTTER: -- it's a
25 state district. Is it in --

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1 Suffolk County Planning Commission 4/1/09 135
2 MR. CORRAL: Right.

3 COMMISSIONER POTTER: -- an
4 agricultural overlay?
5 MR. CORRAL: It is in the Town of
6 Southampton's agricultural --
7 COMMISSIONER POTTER: So then the
8 open space would end up being an
9 agricultural reserve of some kind?
10 MR. CORRAL: I'm not certain of
11 that. I know that they mentioned, in
12 the town code, there's agricultural
13 reserve and then open space reserve.
14 COMMISSIONER POTTER: Because I
15 think that would be a possible condition
16 to consider. If it seems to be active
17 farmland --
18 MR. CORRAL: Right.
19 COMMISSIONER POTTER: -- within
20 Bridgeton, with all the soils --
21 MR. CORRAL: Right.
22 COMMISSIONER POTTER: -- it should
23 have a specific agricultural easement of
24 some kind.
25 MR. CORRAL: Okay. I -- I think if

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1 Suffolk County Planning Commission 4/1/09 136
2 the commission's in favor of that --
3 COMMISSIONER HOLMES: It would be
4 a --
5 CHAIRMAN CALONE: Any objections to
6 doing so?
7 (WHEREUPON, there was no response.)
 Page 116

8 CHAIRMAN CALONE: So specify a
9 little bit what we're saying.
10 COMMISSIONER POTTER: Well, I don't
11 know what Southampton has in their
12 code --
13 COMMISSIONER McADAM: Right.
14 COMMISSIONER POTTER: -- but,
15 typically, if it's in that agricultural
16 overlay district, that's going to happen
17 anyway. There would be an Ag -- for
18 example, that you couldn't sell that to
19 the owner of lot 2 and then they put a
20 tennis court or a swimming pool out
21 there, or something like that. It
22 should be intended for Ag use.
23 MR. CORRAL: Right. We -- we could
24 add --
25 COMMISSIONER POTTER: Within their

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1 Suffolk County Planning Commission 4/1/09 137
2 town code. I don't know how they handle
3 that, but --
4 CHAIRMAN CALONE: Right. Right.
5 The question, I guess, would be
6 whether it automatically becomes that
7 under their town code no matter --
8 MR. CORRAL: Right.
9 CHAIRMAN CALONE: -- what. I don't
10 know.
11 COMMISSIONER BRAUN: There's a

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12 difference with an agricultural overlay
13 and an open space overlay. I don't
14 know, though -- if we don't know the
15 definitions, how are we going to
16 restrict it to one or the other?

17 DIRECTOR ISLES: So maybe we could
18 put it in there as a comment that the
19 status of the open space --

20 COMMISSIONER BOLTON: Should be
21 refined.

22 DIRECTOR ISLES: -- should be
23 addressed by the commission to ensure
24 its per- -- perpetuation of use; it's
25 either agricultural or open space

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1 Suffolk County Planning Commission 4/1/09 138
2 allegation.

3 COMMISSIONER POTTER: That makes
4 sense.

5 CHAIRMAN CALONE: Any objection to
6 doing -- doing that?

7 (WHEREUPON, there was no response.)

8 CHAIRMAN CALONE: I think that's
9 pretty consistent. So --

10 Okay. Without objection -- yes --

11 COMMISSIONER McADAM: If --

12 CHAIRMAN CALONE: -- Tom.

13 COMMISSIONER McADAM: If you do
14 that, wouldn't you have to have a berm
15 there because that would be agricultural
16 then? I mean, right now you're putting

17 a berm -- you're suggesting a berm on
18 the east and west, if that's going to be
19 agricultural at some point --

20 DIRECTOR ISLES: Yes.

21 COMMISSIONER McADAM: -- you'd have
22 to berm that, too.

23 DIRECTOR ISLES: We would recommend
24 that.

25 CHAIRMAN CALONE: Well, the town

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1 Suffolk County Planning Commission 4/1/09 139

2 has rules on that; right? I mean,
3 that's --

4 COMMISSIONER POTTER: Not for
5 berming.

6 CHAIRMAN CALONE: Not for berming?
7 Where's the -- okay.

8 Well, John proposed -- yeah, east
9 and west -- it was the east and west
10 side of the -- the lots; right.

11 MR. CORRAL: On the residential
12 lots.

13 CHAIRMAN CALONE: On the
14 residential, not on --

15 MR. CORRAL: Yeah.

16 CHAIRMAN CALONE: -- the roadside
17 on Lumber Lane.

18 MR. CORRAL: Right.

19 COMMISSIONER BRAUN: Oh, oh, oh,
20 oh, oh, all the way over there.

21 CHAIRMAN CALONE: Well, that's
22 where --
23 DIRECTOR ISLES: No, we don't
24 know --
25 CHAIRMAN CALONE: That's where

♀

1 Suffolk County Planning Commission 4/1/09 140
2 Tom --
3 DIRECTOR ISLES: We don't know --
4 COMMISSIONER McADAM: Yeah, well,
5 I'm saying behind lot 1, 2, and 3 --
6 DIRECTOR ISLES: Right.
7 COMMISSIONER McADAM: -- if that's
8 going to be --
9 COMMISSIONER BRAUN: Well, how
10 about at the eastern --
11 (Overlapping conversations)
12 CHAIRMAN CALONE: Okay. Let's just
13 clarify.
14 So we already have in the
15 conditions a berm on each -- east and
16 west of the residential lots.
17 DIRECTOR ISLES: So that's covered.
18 CHAIRMAN CALONE: So the only -- I
19 guess the only question is whether there
20 has to be additional berming on the
21 agricultural -- on the -- on Lumber
22 Lane. My sense is that it's not the
23 case, right, it just has to be between
24 the residences and the agricultural?
25 DIRECTOR ISLES: Right.

♀

1 Suffolk County Planning Commission 4/1/09 141
2 CHAIRMAN CALONE: Okay. So, Tom,
3 what you're saying, I believe, is
4 covered by an existing --
5 DIRECTOR ISLES: Right.
6 CHAIRMAN CALONE: -- condition
7 that -- already in the staff report.
8 COMMISSIONER BRAUN: Are we --
9 CHAIRMAN CALONE: Okay.
10 Hold on a second.
11 COMMISSIONER BRAUN: Yes.
12 CHAIRMAN CALONE: Do you have
13 anything else you want to follow up on?
14 COMMISSIONER McADAM: Well, it said
15 east and west in the -- in the staff
16 report. So the question is whether you
17 would have to make a provision between
18 lot 1, 2, and 3, and the open space,
19 whether there would have to be a berm
20 there also.
21 CHAIRMAN CALONE: Okay.
22 COMMISSIONER McADAM: To be
23 consistent with other agricultural --
24 CHAIRMAN CALONE: I think that's
25 probably what John meant --

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1 Suffolk County Planning Commission 4/1/09 142
2 MR. CORRAL: Right.

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CHAIRMAN CALONE: -- by the east

side.

MR. CORRAL: Yeah.

COMMISSIONER McADAM: Okay.

MR. CORRAL: Yeah. Sorry.

COMMISSIONER McADAM: Okay.

MR. CORRAL: On the east side of --
of the residential lots, and --

CHAIRMAN CALONE: So maybe, John,
we'll just say in the -- we'll just
phrase it as between lots 1, 2, and 3,
and the open space --

MR. CORRAL: Yeah.

CHAIRMAN CALONE: -- there's no --

MR. CORRAL: And I'll do that on
the -- on the west side also.

CHAIRMAN CALONE: Yeah, that's
fine.

Okay. Tom, did you have anything
else on that point?

COMMISSIONER McADAM: No, that's
it.

CHAIRMAN CALONE: Okay.

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Suffolk County Planning Commission 4/1/09 143

Commissioner Braun.

COMMISSIONER BRAUN: Yeah, I'm --
I'm more confused than ever.

Are we saying at the edge of the --
the eastern edge of the drainage
easement, or the western side of the

8 drainage easement? I don't know -- I
9 don't know where that -- there's that
10 vertical --

11 MR. CORRAL: Right.

12 COMMISSIONER BRAUN: -- line --

13 COMMISSIONER BOLTON: Right.

14 COMMISSIONER BRAUN: -- and then
15 there's another parallel vertical
16 line --

17 DIRECTOR ISLES: In the backyard of
18 these homes.

19 COMMISSIONER BRAUN: Where --
20 what -- what is that? Is that part of
21 the open space? Is that the drainage
22 easement?

23 CHAIRMAN CALONE: You're saying
24 between the lot line and the drainage
25 easement?

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1 Suffolk County Planning Commission 4/1/09 144

2 COMMISSIONER BRAUN: Yeah.

3 DIRECTOR ISLES: This is -- the
4 open space is right here (indicating),
5 it's to the back of these lots right
6 here (indicating). And within the open
7 space is the drainage easement, but it's
8 still --

9 COMMISSIONER POTTER: A swale.

10 DIRECTOR ISLES: -- being part of
11 the open space.

12 COMMISSIONER BRAUN: Okay. So what
13 is --
14 DIRECTOR ISLES: A swale, yeah.
15 CHAIRMAN CALONE: Okay.
16 COMMISSIONER BRAUN: So what is
17 that -- that --
18 CHAIRMAN CALONE: That is just --
19 COMMISSIONER BRAUN: -- center --
20 CHAIRMAN CALONE: -- part of the
21 open space.
22 COMMISSIONER BRAUN: -- vertical
23 line?
24 CHAIRMAN CALONE: Don't think of it
25 as something separate, think of the

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1 Suffolk County Planning Commission 4/1/09 145
2 whole thing as open space.
3 COMMISSIONER BRAUN: Okay.
4 CHAIRMAN CALONE: Everything to the
5 east of the lot lines.
6 COMMISSIONER BRAUN: Okay.
7 CHAIRMAN CALONE: And then within
8 that, there's this drainage easement.
9 So it looks like it's dividing it up
10 into three pieces, but it really is --
11 DIRECTOR ISLES: Right.
12 CHAIRMAN CALONE: -- within the --
13 DIRECTOR ISLES: One piece --
14 COMMISSIONER BRAUN: Okay.
15 DIRECTOR ISLES: -- with a
16 slight --

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17 CHAIRMAN CALONE: -- open space.
18 DIRECTOR ISLES: -- swale in it, is
19 what it has.
20 COMMISSIONER BRAUN: Okay.
21 CHAIRMAN CALONE: So I think we're
22 all good on a berm between 1, 2, and 3,
23 and the open space.
24 COMMISSIONER LANSDALE:
25 (Indicating)

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1 Suffolk County Planning Commission 4/1/09 146
2 CHAIRMAN CALONE:
3 Commissioner Lansdale.
4 COMMISSIONER LANSDALE: So I have a
5 transportation question.
6 How close is this to public
7 transportation? Because this kind of
8 looks like a --
9 COMMISSIONER HOLMES: A long walk.
10 COMMISSIONER LANSDALE: -- sprawl
11 development.
12 MR. CORRAL: The railroad tracks
13 are to the south --
14 COMMISSIONER LANSDALE: Uh-huh.
15 DIRECTOR ISLES: Look at the aerial
16 maybe?
17 MR. CORRAL: (Complying)
18 DIRECTOR ISLES: Yeah, there you
19 go.
20 Okay. That's good.

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MR. CORRAL: Okay.

I believe the railroad tracks are fairly well to the south.

DIRECTOR ISLES: So it's really not close to public --

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1 Suffolk County Planning Commission 4/1/09 147
2 MR. CORRAL: Right, it's --
3 DIRECTOR ISLES: -- transportation.
4 Scuttle Hole Road is here
5 (indicating), but this is more of a --
6 an exurban area really, outside of
7 Bridgehampton and --
8 CHAIRMAN CALONE: And this is an
9 as-of-right --
10 MR. CORRAL: Right.
11 CHAIRMAN CALONE: -- development.
12 MR. CORRAL: Right.
13 CHAIRMAN CALONE: So, as Barbara
14 said, it might have been good for
15 acquisition purposes. It hasn't turned
16 out that way, and they're developing it.
17 So I don't know that there's a lot we
18 can play with on that.
19 Any other thoughts, comments,
20 questions?
21 COMMISSIONER KELLY: (Indicating)
22 CHAIRMAN CALONE: Mr. Kelly.
23 COMMISSIONER KELLY: Andy, would
24 you know if the Town of Southampton, in
25 their -- in their local code, allows for

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1 Suffolk County Planning Commission 4/1/09 148
2 an opt-out on the workforce or the
3 affordable housing so that this
4 particular developer, on -- on your
5 recommendation, would -- would maybe
6 not -- setting aside one lot as -- as a
7 workforce unit, but could maybe buy into
8 a workforce program?
9 MR. FRELENG: I believe, but I'm
10 not sure.
11 COMMISSIONER ROBERTS: I believe
12 also --
13 CHAIRMAN CALONE: Barbara, go
14 ahead.
15 COMMISSIONER ROBERTS: I'm quite
16 sure, yes.
17 CHAIRMAN CALONE: That there's a
18 buy -- there's an opt-out.
19 COMMISSIONER ROBERTS: Yes.
20 CHAIRMAN CALONE: And our
21 provisions kind of are holistic in the
22 sense that they say X percent, but you
23 should have an opt-out ability, though
24 we don't want to encourage that too
25 much, for certain circumstances.

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1 Suffolk County Planning Commission 4/1/09 149
2 Particularly where it's very difficult

3 to do affordable housing, and we've had
4 situations like that.

5 I don't know if this is difficult
6 to do affordable housing, it may -- you
7 know.

8 VICE CHAIRMAN KONTOKOSTA:

9 (Indicating)

10 CHAIRMAN CALONE: Constantine.

11 VICE CHAIRMAN KONTOKOSTA: I mean,
12 this is a good example of where, kind
13 of, maybe an "in lieu of" might work
14 better. I mean, obviously, you don't
15 want to saddle someone with an
16 affordable lot on a giant -- on a
17 two-acre lot and a big house that they
18 can't afford to upkeep and --

19 COMMISSIONER HOLMES: It's a long
20 walk, too.

21 VICE CHAIRMAN KONTOKOSTA: -- to
22 take care of. That's not near anything
23 that -- or especially in terms of access
24 to transportation.

25 COMMISSIONER BRAUN: That's not the

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1 Suffolk County Planning Commission 4/1/09 150

2 intent of the program, I don't think.

3 VICE CHAIRMAN KONTOKOSTA: Right.

4 So the intent would be here to -- to
5 consider it -- everyone to consider it,
6 and then kind of let the locality
7 determine the best, you know, way to

8 actually provide that. Whether it be on
9 site, which we've tried to really
10 encourage because there's a concern
11 about too much buyout, too much transfer
12 into, perhaps, lower income
13 neighborhoods, and too much
14 concentration of this -- of this
15 affordable housing. But, you know, in
16 certain circumstances, it's just not
17 practical to really do it on site.

18 CHAIRMAN CALONE: That makes sense.
19 Thoughts, comments, questions?

20 (WHEREUPON, there was no response.)

21 CHAIRMAN CALONE: We have -- Job's
22 comment was added without objection.

23 Anything else?

24 (WHEREUPON, there was no response.)

25 CHAIRMAN CALONE: If not, we'll

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1 Suffolk County Planning Commission 4/1/09 151
2 entertain a motion.

3 COMMISSIONER ROBERTS: Move -- move
4 to accept --

5 CHAIRMAN CALONE:
6 Commissioner Roberts moves -- moves the
7 staff report with the addition of the --
8 the comments proposed by
9 Commissioner Potter.

10 COMMISSIONER HOLMES: (Indicating)

11 CHAIRMAN CALONE: Seconded by

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Commissioner Holmes.

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All in favor of approving the staff
report amended, please raise your hand.

(WHEREUPON, the members voted.)

CHAIRMAN CALONE: Even.

Opposed?

(WHEREUPON, there was no response.)

CHAIRMAN CALONE: Zero.

And abstentions, zero.

So thank you all. Thank you, Andy.
Thank you, John.

The last item on our agenda is just
a discussion that Tom's going to lead
regarding the -- one of the critical

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Suffolk County Planning Commission 4/1/09 152

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responsibilities of this commission,
which is putting together a
comprehensive plan for the county. So I
know Tom wants to share some thoughts
about how we go about it.

(WHEREUPON, Mr. Peter Lambert
joined the proceeding in progress.)

(Time noted: 2:06 p.m.)

DIRECTOR ISLES: Okay. Thank you,
Dave.

As Dave's indicated, this is a
responsibility of the county, the County
Planning Commission, and it involves the
update to the County Comprehensive Plan.

In terms of looking at the County
Page 130

17 Comprehensive Plan so far, the --
18 probably the most comprehensive document
19 we can look to is the -- what's known as
20 the Crossroads Plan in the early '70s.
21 That was basically a bi-county plan that
22 then had a Suffolk County component to
23 it.

24 There have been a couple of efforts
25 over the years to initiate a county-wide

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1 Suffolk County Planning Commission 4/1/09 153
2 comprehensive plan update, including in
3 the late '80s, but none of those, to my
4 knowledge, were ever carried to full
5 completion, here again, in terms of a --
6 a county-wide comprehensive plan update.

7 There have been many special
8 studies done; whether it be county-wide
9 studies, for example, looking at the
10 issue of drinking water protection or
11 open space protection. There have been
12 also many localized plans done by
13 hamlets; Lindenhurst, Patchogue, Port
14 Jefferson and so forth.

15 So what we're looking at doing
16 is -- understanding the constraints
17 we're facing in terms of money as well
18 as staffing, is to look at what could we
19 begin to make progress on to update the
20 county comprehensive plan, and really

21 doing it in a manner where we're looking
22 at the entire responsibility in terms of
23 the associated issues of open space,
24 natural resource protection of human
25 needs in terms of shelter,

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1 Suffolk County Planning Commission 4/1/09 154
2 transportation needs and so forth.

3 So just a couple of points I'd just
4 like to -- to throw out to you.

5 I think I'd like just to begin with
6 the -- the approach we're looking to
7 take is that we have sought funding
8 under the federal stimulus program, Dan
9 Gulizio is working on that with the
10 county executive's office. That at this
11 point is speculative that we'll get
12 money, but if we do, that will certainly
13 enable us to -- to jump into this in a
14 big way.

15 At the present time, the
16 availability of county funds, either
17 capital funds or operating funds, is not
18 an option. Looking to a year or two,
19 with a little bit of luck, maybe that
20 could be an option, and we will
21 certainly continue to pursue that.
22 However, I'd rather not wait and not do
23 anything at this point.

24 So what I've suggested and I've
25 included in your package is just a draft

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1 Suffolk County Planning Commission 4/1/09 155
2 outline, for discussion purposes, on
3 taking a first segment of this, which is
4 to begin to get organized in terms of
5 getting some background information on
6 the -- what -- what -- what county
7 studies have been done. For example,
8 there was a smart growth study that was
9 done in 2000-2001. As I mentioned,
10 there are many other area-wide studies
11 that have been done. Organizing all of
12 that and assembling that information.

13 Looking at an inventory of
14 information dealing with existing
15 conditions, that's something Peter
16 Lambert does extensive work in
17 maintaining in terms of basic land use
18 within the county.

19 We have been in a partnership with
20 the county health department on the
21 study that Steve Jones mentioned, which
22 is the comprehensive water resources
23 management plan. This will be looking
24 at changes to county health code
25 requirements, including Article 6, 7,

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1 Suffolk County Planning Commission 4/1/09 156
2 and 12. And there's a tremendous amount

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3 of information there dealing with land
4 use in each of the municipalities of the
5 county.

6 So my point is that we have a lot
7 of basic information, a lot of inventory
8 information that we can pull together
9 and begin to organize for that type of
10 overall comprehensive plan evaluation
11 for the county as a whole.

12 I would also propose that we
13 examine -- in addition to prior county
14 plans, we looked at local and regional
15 plans, reconnaissance of that. That's
16 been an effort actually that's been
17 coordinated through the Long Island 2035
18 project with Sustainable Long Island,
19 among others, working on that aspect of
20 it.

21 And so utilizing that information,
22 supplementing that information. And
23 then also looking at regional efforts.
24 And, here again, the LI 2035 project,
25 the sustainability plan, which is likely

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1 Suffolk County Planning Commission 4/1/09 157
2 to be commencing in a few months. Here
3 again, other regional efforts by
4 regional entities to -- that can affect
5 Suffolk County.

6 And I think, also, in addition to
7 gathering this information, is to --

8 beginning to define the purpose of this
9 plan. The intent, I don't believe,
10 certainly, would be to, here again, take
11 the place of local planning, town
12 planning, or regional planning, but to
13 look at those matters that are -- go
14 across the board on a county-wide scale.
15 I'll give an -- you know, some examples
16 in terms of the -- the county has
17 completed --

18 Let me just make one little note
19 on -- one example of the county plan
20 that I think is -- just points to that
21 kind of view where taking a county-wide
22 view, I think, was important. And that
23 is that the county farmland study that
24 was done about 30 years ago -- and this
25 was a case where it was diminishing

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1 Suffolk County Planning Commission 4/1/09 158
2 farmland in Suffolk County, where we'd
3 gone from about 150,000 acres to that
4 point about 60,000 acres. Looking at
5 that on a town-wide -- by town or
6 village level, really wasn't getting a
7 full appreciation of the -- the issue.
8 The economic resource, the -- the
9 importance of the industry and so forth.
10 So the County Planning Department,
11 in the mid-1970s, did do a study of

12 farmland. Looked at soils, looked at
13 the -- the -- the needs of the industry,
14 looked at the critical mass that would
15 be required to maintain farming, and
16 came up with a plan that spanned the
17 entire county. Obviously, principally,
18 on the East End. And as a result of
19 that plan and the actions that are
20 recommended, we now have 10,000 acres
21 that the county has direct control of
22 and preservation of.

23 To me it's an example of a planning
24 process that was then resulted in
25 actions that have improved the quality

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1 Suffolk County Planning Commission 4/1/09 159
2 of life for Suffolk County. But, here
3 again, looking at an approach to a
4 problem where it really wasn't best
5 handled at a local level, it can
6 certainly be handled individually within
7 those towns, to a certain extent, as we
8 talked about the Ag reserve requirement
9 in Southampton, but it -- it benefitted
10 from that larger picture.

11 The other part of the study then,
12 in terms of the first phase, would be to
13 look at basically starting to set basic
14 goals for what is it the county should
15 try to achieve in a planning process,
16 and how should we structure that.

17 So there would be essentially two
18 components for this.

19 One is to gather and assemble the
20 information, and to begin to get it
21 ready for the kind of analysis and
22 interpretation and so forth going
23 forward;

24 The second would be to begin a
25 process to identify what is it we're

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1 Suffolk County Planning Commission 4/1/09 160

2 trying to do for a plan in Suffolk
3 County, what type of plan can be of the
4 most value to the county.

5 And then, once we get to that
6 point, then deciding what the next
7 phases would be in terms of actually
8 coming up with an overall plan for the
9 county. That could be a subsequent step
10 to this, and also looking at
11 implementation.

12 Part of this would have to be
13 examining what are the -- the resources
14 required to conduct this effort for this
15 first phase over the next year or so.

16 Another important part would be the
17 process. The process in terms of
18 working with the commission, with the
19 municipalities, working with other
20 county agencies, working with the myriad

21 of other stakeholders and having a
22 process that is as open and inclusive of
23 interest as possible. And that's a
24 challenge in a county of this size.
25 I think, here again, we could

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1 Suffolk County Planning Commission 4/1/09 161

2 benefit from the work that's currently
3 going on at the Regional Planning
4 Council, we could certainly share
5 information with them. We certainly
6 would work with Nassau County.

7 I think part of the reason that
8 this has not been accomplished is that
9 it is a big task. And I think it is
10 something that is highly important, and
11 to me it could be, for the department,
12 one of the most important things we do.

13 I think if we can hang onto our
14 staffing, and I believe we will -- we
15 have been successful in -- in recent
16 recruitment, and it's not a gigantic
17 capacity, but we do have a capacity to
18 begin this work and put a fair amount of
19 staff time into it.

20 So, at this point, I'd like to get
21 your feedback on this, your ideas. It
22 is just a rough skeleton of -- of the
23 framework at this point. However, I'd
24 also like to get going at least on
25 beginning some of the preliminary work

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1 Suffolk County Planning Commission 4/1/09 162
2 while we're fine-tuning the process.
3 Here again, we are facing
4 constraints on resources. Nassau
5 County, in updating their plan, has a
6 budget of up to \$800,000. And I would
7 like that if we had that, but, here
8 again, the realities are -- are
9 difficult for us today.
10 So to the extent that we could at
11 least get some movement started, that
12 would be great. If we could supplement
13 it with some outside assistance with
14 funding in the future, that would also
15 be great.
16 And I guess just my last comment,
17 too, is to -- it is sometimes
18 discouraging in this field to be dealing
19 with plans and -- and to -- to have a
20 feeling of effectiveness and -- and
21 accomplishment in making change,
22 positive change. Here again, I look to
23 the farmland plan as being one that you
24 can point to an effort and a process and
25 a conclusion that actually -- there's a

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1 Suffolk County Planning Commission 4/1/09 163
2 difference, if that didn't exist, it

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wouldn't have happened.

Steve Jones spoke earlier on groundwater studies that were done back in the '70s and '80s, what's known as the Two Lloyd study, followed by the Special Groundwater Protection Area studies and so forth. And I look at that and I say, you know, as a result of that, we do have a protective water supply in Suffolk County, we do have -- we've taken steps in Suffolk County to minimize development in certain locations.

So, here again, a planning process occurred, actions were taken, laws were put into effect. We're not done yet, as Steve has indicated, as the health department's indicated, we still have to continue to look at and monitor our water supply, but a planning process made the difference.

And just on, you know, two other examples, the open space plan that was done by this department in 1986, we look

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Suffolk County Planning Commission 4/1/09 164

at that and the accomplishment on that is 23,000 acres has been preserved. A lot of it tied back to other planning goals of water protection, farmland protection and so forth, but I think -- here again, benefiting from the planning

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process.
And the last example I'll give is the -- as I think about the -- the many plans and efforts of prior commissions and -- and members of this department and other agencies throughout Long Island, a local example would be the Bay Shore Action Improvement Plan. In the early '90s, when Bay Shore was suffering a vacancy rate of 42 percent, it was the most vacant downtown in Suffolk County. It was a town in despair, and the town set upon a process of identifying actions that could be taken; blended into the chamber of commerce, the community submit in Bay Shore and so forth. They've made tremendous strides in resisting vacancy

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Suffolk County Planning Commission 4/1/09 165
rate and identifying a number of pillars of redevelopment opportunities. Looking at a new economy in Bay Shore, shifting from a regional model of retail development as being comparison shopping based to adapting to office based, residential based, entertainment-leisure based and so forth.
So when I look at the question of Suffolk County embarking on a

12 comprehensive planning effort, to me it
13 underscores the importance of the
14 process in terms of our obligation, at
15 least as a department, in moving forward
16 in doing so, committing whatever
17 available resources we have.

18 I do think it could make a
19 difference. I don't know what type
20 difference it will be, but I look upon
21 these past efforts as a demonstration.
22 Sure, there are many failures where
23 actions weren't taken, but there are
24 many successes where they have made a
25 difference for the quality of Suffolk

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1 Suffolk County Planning Commission 4/1/09 166
2 County.

3 So we're looking at it, from the
4 department's standpoint, optimistically.
5 We think it's something that could be
6 useful to the commission, to the county
7 overall.

8 We have a great wealth of talent on
9 this commission. A broad-based talent
10 that I think represents a unique
11 opportunity to really enliven this
12 effort and to add great value to it. So
13 over the next few weeks, over the next
14 few months, maximum, I'd like to, you
15 know, help -- seek your help in
16 fine-tuning this, embellishing it. I'm

17 open for moving in whatever direction
18 this commission wants to in the
19 approach. But I look forward to it, and
20 any discussion you'd like to have with
21 us, from the department's standpoint,
22 we'd love to -- we would engage in
23 that.

24 Thank you.

25 CHAIRMAN CALONE: Thank you, Tom.

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1 Suffolk County Planning Commission 4/1/09 167

2 I mean, this is not only something
3 that's required of us under the law, but
4 it does present a great opportunity, and
5 we're very lucky to have Tom and his
6 team leading the charge on this for
7 sure.

8 COMMISSIONER HOLMES: I hope he
9 just taped -- the pitch you just made
10 now should be made to the legislature to
11 give us money.

12 DIRECTOR ISLES: They would love
13 to, I have no doubt about it.

14 CHAIRMAN CALONE: Well, I mean,
15 part --

16 DIRECTOR ISLES: And --

17 CHAIRMAN CALONE: Sorry.

18 DIRECTOR ISLES: -- it's just a
19 matter of timing.

20 CHAIRMAN CALONE: Part of this --

21 DIRECTOR ISLES: The timing is not
22 right.
23 COMMISSIONER HOLMES: Yeah. Right.
24 CHAIRMAN CALONE: Part of this is
25 looking back -- you know, looking --

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1 Suffolk County Planning Commission 4/1/09 168

2 looking back from the future in terms of
3 what do we want a plan to accomplish,
4 what are those goals. And getting
5 buy-in now, I think, from the political
6 leadership that -- that those goals are
7 something that's worthwhile and that
8 they're going to, you know, act upon in
9 terms of legislation and other things.

10 I mean, Nassau County, the county
11 executive, the county executive's father
12 is very involved in -- in that plan --

13 DIRECTOR ISLES: Right.

14 CHAIRMAN CALONE: -- and has set
15 certain things that he would like to see
16 achieved.

17 Now, I think we haven't yet had a
18 conversation with County Executive Levy.
19 Hopefully, that's something we'll
20 have --

21 DIRECTOR ISLES: But he has
22 expressed his strong interest in this
23 process.

24 CHAIRMAN CALONE: Exactly.

25 So it would be -- it would be, I
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1 Suffolk County Planning Commission 4/1/09 169
2 think, good to also kind of hear from
3 both the legislature and the county
4 executive about what kinds of things
5 they would like to see come out of this.
6 Because at the end of the day, they need
7 to fund whatever comes out of this, they
8 need to perhaps institute some
9 legislation that would help support
10 things, whether they're -- whatever it
11 is that we come up with.

12 So I think that it's important that
13 that dialogue happen as well. This
14 doesn't happen in a vacuum, I guess,
15 outside of political leadership.

16 COMMISSIONER ROBERTS: (Indicating)

17 CHAIRMAN CALONE: Barbara.

18 COMMISSIONER ROBERTS: A simple
19 question.

20 Tom, is -- the time frame that
21 you're thinking about, are we looking
22 out for 25 years, ten years, 50 years;
23 what -- what's your --

24 DIRECTOR ISLES: Yeah, I've been
25 giving that thought. I -- my initial

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1 Suffolk County Planning Commission 4/1/09 170
2 reaction is to parallel with the

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3 Regional Planning Council and look at
4 2035; so a 25-year time frame,
5 essentially.

6 COMMISSIONER McADAM: (Indicating)

7 CHAIRMAN CALONE: Mr. McAdam.

8 COMMISSIONER McADAM: I remember
9 many of the reports from the '70s --
10 '70s because I was here through the
11 '90s, and I was working on the other end
12 of the funding, funding these projects.
13 And I was wondering, Tom, do you have
14 the list -- because I remember, for
15 example, there was a transportation
16 study that Lee Koppelman worked on, or
17 it might have been --

18 DIRECTOR ISLES: Right.

19 COMMISSIONER McADAM: -- the
20 planning department, I'm not sure which
21 hat he had on at the time, but there was
22 a transportation plan that was kind of
23 interesting at that --

24 DIRECTOR ISLES: Right.

25 COMMISSIONER McADAM: -- time;

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1 Suffolk County Planning Commission 4/1/09 171

2 also, in addition to the 2-08 study.

3 But is there like an inventory
4 of --

5 DIRECTOR ISLES: Yeah. Peter
6 Lambert, who's joined us, does maintain
7 an inventory of all the county regional

8 plans as well as county plans. And we
9 do have that available, we can certainly
10 share that with you.

11 COMMISSIONER McADAM: That would be
12 very helpful.

13 DIRECTOR ISLES: Sure.

14 CHAIRMAN CALONE: Okay.

15 COMMISSIONER McADAM: Because there
16 were many -- many good plans back then
17 that we could use.

18 DIRECTOR ISLES: Okay.

19 COMMISSIONER BOLTON: (Indicating)

20 CHAIRMAN CALONE:

21 Commissioner Bolton.

22 COMMISSIONER BOLTON: Do you have
23 any clarification on --

24 DIRECTOR ISLES: Uh-huh.

25 COMMISSIONER BOLTON: -- what areas

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1 Suffolk County Planning Commission 4/1/09 172

2 of -- of what purview the comprehensive
3 plan will -- will encompass? And I'm
4 thinking specifically of historic
5 resources. And it's something which
6 is -- which is regulated on the town
7 level -- or on the municipal level, I
8 should say, but, you know, is it -- I'm
9 asking myself and my answer may be
10 different than your answer.

11 DIRECTOR ISLES: Sure.

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COMMISSIONER BOLTON: Is it

12
13 something that we should look at as a
14 resource within the county; and,
15 therefore, should it be included in the
16 comprehensive plan even though all the
17 regulatory measures are done on the
18 local level?

19 DIRECTOR ISLES: No, that's
20 something, certainly, that could be
21 considered. It strikes me that it
22 shouldn't be omitted. I think the --
23 the historic cultural aspects of the
24 county are important to quality of life
25 and community --

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1 Suffolk County Planning Commission 4/1/09 173

2 COMMISSIONER BOLTON: I agree.

3 DIRECTOR ISLES: -- economy and so
4 forth. How far we drill down on that
5 issue, I think, is a key question.

6 Here again, I don't think we have a
7 role or the resources to, you know, get
8 into a parcel-by-parcel analysis of
9 that, but I think it's something that --

10 COMMISSIONER BOLTON: Yeah --

11 DIRECTOR ISLES: -- should be on --

12 COMMISSIONER BOLTON: -- I wouldn't
13 think that's necessary.

14 DIRECTOR ISLES: -- a county-wide
15 consideration. You know, who are we,
16 what are we, where are we going, and how

17 important are those aspects of --
18 COMMISSIONER BOLTON: Some sense --
19 DIRECTOR ISLES: -- our community.
20 COMMISSIONER BOLTON: -- of the
21 number of resources --
22 DIRECTOR ISLES: Sure.
23 COMMISSIONER BOLTON: -- and their
24 location. You know, part of that, just
25 looking at how the county developed --

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1 Suffolk County Planning Commission 4/1/09 174
2 DIRECTOR ISLES: Yeah.
3 COMMISSIONER BOLTON: -- so,
4 therefore, those resources are
5 concentrated in certain areas.
6 And then, also, how it contributes
7 to the economic development, the future
8 here in terms of tourism, in terms of
9 all these things.
10 So I -- I think it's more just not
11 necessarily an account of every historic
12 building in the county, but a sense of
13 numbers overall, certainly, I think is
14 within the purview of the various towns
15 and at least some villages.
16 And, also, the town -- the county's
17 historic trust.
18 DIRECTOR ISLES: Right.
19 COMMISSIONER BOLTON: So we
20 actually -- the county itself is

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21 involved in historic preservation on its
22 own --
23 DIRECTOR ISLES: Right.
24 COMMISSIONER BOLTON:
25 -- properties.

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1 Suffolk County Planning Commission 4/1/09 175

2 DIRECTOR ISLES: Properties, right.

3 You know, I think it's -- how it
4 get's included, I'm not sure. But I
5 think it should be included in some
6 manner in a broad-based way.

7 CHAIRMAN CALONE: It does raise the
8 other issue of how --

9 COMMISSIONER BOLTON: Well, I'm
10 thinking more in policy and goals.

11 DIRECTOR ISLES: Right. Exactly.

12 COMMISSIONER BOLTON: Yes.

13 CHAIRMAN CALONE: It raises another
14 issue, which is, to what extent do we
15 want some town representation here, or
16 at least input --

17 DIRECTOR ISLES: Right.

18 CHAIRMAN CALONE: -- on what will
19 be helpful for them to receive from a
20 county-wide plan. So something to think
21 about.

22 COMMISSIONER LANSDALE:

23 (Indicating)

24 CHAIRMAN CALONE: Yes, Sarah.

25 COMMISSIONER LANSDALE: Well, I

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1 Suffolk County Planning Commission 4/1/09 176
2 just wanted to reiterate that there is a
3 summary of -- of dozens of plans that
4 were conducted over the last 30 years.
5 It was part of the Long Island 2035
6 process. So there is a -- there is a
7 spreadsheet about that.
8 COMMISSIONER POTTER: (Indicating)
9 CHAIRMAN CALONE: Well, I think
10 there's -- sorry, Job.
11 COMMISSIONER POTTER: I just --
12 there's just three things that are
13 probably in your mind, but I just want
14 to throw them out there.
15 DIRECTOR ISLES: Sure.
16 COMMISSIONER POTTER: The coastal
17 resources -- in my part of the world at
18 least, erosion is a key issue. Also,
19 public access to beaches. Perhaps
20 somewhere here it would be good to have
21 a discussion of all the funding sources
22 for land acquisition and protection
23 and -- whether they're -- not the dollar
24 amounts, but whether new programs are
25 needed. And then the -- could you say

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1 Suffolk County Planning Commission 4/1/09 177
2 something about social equity, what that

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is?

DIRECTOR ISLES: Right.

It's looking at the -- the standpoint of public policy decisions and the impact on people in communities. And, you know, it deals to some extent with such issues as environmental justice. Is there a pattern whereby -- maybe not by design, but by outcome, that certain communities of lower socioeconomic characteristics end up with more landfills, incinerators, brownfield sites; the result of that and so forth. Looking at that dimension of not just physical geography of land use distribution and so forth, but the equity of land use decisions.

And so that's a quick answer, a broad topic in terms of consideration of public policy, on planning policy, and on transportation policy, on land use policy and so forth. It's more than just environmental or geographic, it's

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also how it affects existing communities. It's not just elitism.

COMMISSIONER KELLY: (Indicating)

CHAIRMAN CALONE:

Commissioner Kelly.

COMMISSIONER KELLY: Tom, where
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8 would the study, or how would we study
9 or have input with the health
10 departments in terms of regional and
11 subregional sewage treatment plants?
12 Because several of these outcomes and
13 goals would be triggered by sewer
14 availability; mainly housing and retail
15 space, things like that. How -- how do
16 we have input with that, and is it -- is
17 it in one of these goals?

18 DIRECTOR ISLES: I think -- I guess
19 two things with that.

20 Number one, I think it is part of
21 the input in this process. And we've
22 had a lot of internal discussions, Dan
23 and I, in particular, about county sewer
24 planning. And there are -- there is a
25 study that's underway with that right

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1 Suffolk County Planning Commission 4/1/09 179
2 now.

3 But, also, here again, the whole
4 purpose of this process, or a key part
5 of it, is to be comprehensive. To look
6 at these different things that are
7 happening; we need affordable housing,
8 we need to preserve our drinking water,
9 we need to get around with
10 transportation and so forth. The job of
11 a comprehensive plan is to have correct,

12 adequate information, to do the analysis
13 of that information, and then to
14 interconnect these issues and come up
15 with, hopefully, intelligent, rational
16 public policy going forward.

17 So that's a general answer in that,
18 yes, we're considering how do we provide
19 diverse housing opportunities,
20 affordable housing, how do we service
21 that with transportation infrastructure,
22 wastewater infrastructure, drinking
23 water infrastructure and so forth. That
24 has to be a consideration of this.

25 The only thing I'd provide a

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1 Suffolk County Planning Commission 4/1/09 180

2 warning on, though, is the -- is the
3 degree to which we can undertake all of
4 these. This could be a study that could
5 be this big (indicating), and -- and --
6 so as we size up the issues and the
7 altitude of this examination, we have to
8 then set it so it's -- so we can
9 actually get it done. And there are
10 separate studies that are going on, for
11 example, on -- now, I mention the
12 sewers. In the comprehensive water
13 resources plan, they're doing ten pilot
14 studies on setting up subregional sewage
15 systems, actually, districts and so
16 forth, and those can go forward.

17 But I think the key thing that
18 is -- that -- that is so important is
19 some of that big picture stuff in terms
20 of -- sometimes getting down to that
21 detail level too fast, you kind of --
22 you know, we say, well, we've got to get
23 sewers in Suffolk County. And we
24 certainly do to some extent. Very, very
25 important. But on the other hand, I

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1 Suffolk County Planning Commission 4/1/09 181
2 think we need some of that big view on
3 having the chance to look at broadly
4 what needs to be conserved, what --
5 where should we be focusing development,
6 what are the options of -- of, you know,
7 rather than bringing the sewers to the
8 new development, bringing the new
9 development to the sewers. You know,
10 certainly, we've even talked about it in
11 terms of redevelopment around existing
12 sewer areas as so forth. And also
13 looking at, you know, such things as
14 well, what is the performance of sewers
15 in terms of where -- where are the
16 downsides. We have 170 sewage treatment
17 plants in Suffolk County. A surprising
18 number that don't meet state drinking
19 water standards.

20 So they're not a panacea

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necessarily, they're certainly not a
financial panacea. There are
challenges.

So my point being is that the
answer is yes, we -- we have to make

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those connections. We have to --
however, I still think to be able to do
that big picture view of where we --
where do we want to go, and how do we
want to get there.

A lot of these are essay answers,
I'm sorry.

(Laughter)

VICE CHAIRMAN KONTOKOSTA:

(Indicating)

CHAIRMAN CALONE: Constantine, yes.

VICE CHAIRMAN KONTOKOSTA: Yeah, I
was just wondering, you know,
unfortunately -- well, as you know, a
lot of these plans, they do incredible
resource -- inventory resources and
provide inventory. They set maybe
ambitious goals, but implementing them
always is the challenge, and monitoring
progress towards those goals is a
challenge.

I wonder if you've thought of any
indicators that you would like to keep
track of, or that would be worthwhile to

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1 Suffolk County Planning Commission 4/1/09 183
2 keep track of, to see how we're -- to
3 measure some -- some success against
4 these goals that we might put forth?
5 DIRECTOR ISLES: Yeah, and I think
6 the, you know, key thing -- I think
7 that's an excellent point. You know,
8 one thing the plan should try to do in
9 setting goals is to -- try to provide
10 those kind of benchmarks in terms of --
11 you know, like one goal is we need to
12 have more diversified housing in Suffolk
13 County.
14 Here again, without drilling down
15 to every municipality in the county, but
16 maybe then take that to the next step,
17 which is, well, we're anticipating
18 another 300,000 people in Suffolk
19 County, an approximately 20 percent
20 increase in population, in addition to
21 our existing one and a half million
22 people. They're not static. We're
23 aging, all of us. We're having
24 migration, we're having births and
25 deaths and so forth. So we have change

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1 Suffolk County Planning Commission 4/1/09 184
2 in our population as it exists. We have

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growth in our population.

So in terms of the question of housing diversification, I think it would help -- be helpful to have the ability -- and, here again, I don't think this has been done comprehensively in quite some time in the county of -- of starting to define what that is.

You know, we have a preponderance of single-family detached homes. We were predominantly developed. We quadrupled our population in the postwar period where the market was saying, Build me single-family homes, and the market responded. The population has continued to change and that product is no longer the best match for our population. But what is that match as we go to 2035, let's say, as we're in this continuum of change? What we may need at that point may be radically different than what we have, or substantially different. And if we can

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start to define that -- and I think that sets us up with the kind of -- as we go to what I consider phase three of this -- you know, phase one being the background, phase two being the plan, and phase three being implementation --

8 as being the ability then to measure
9 back on, how do we deal with those
10 goals.

11 VICE CHAIRMAN KONTOKOSTA: Right.
12 Okay.

13 (WHEREUPON, Commissioner Lansdale
14 left the conference room.)

15 (Time noted: 2:33 p.m.)

16 CHAIRMAN CALONE: All right. Well,
17 just to --

18 COMMISSIONER ROBERTS: (Indicating)

19 CHAIRMAN CALONE: Oh, I'm sorry.
20 Barbara.

21 COMMISSIONER ROBERTS: That's okay.

22 Our economy is definitely going
23 through an extraordinary change, and in
24 my three or four years of being on the
25 commission, I've never heard an economic

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1 Suffolk County Planning Commission 4/1/09 186
2 outlook presentation, and I've looked
3 around the county to find who is
4 thinking about what jobs, what
5 industries, what should happen. I mean,
6 all this stuff is totally irrelevant if
7 you can't find work out here, which is
8 my very big concern based. So much is
9 based on real estate and that kind of
10 growth that we have to have a strategy
11 for jobs. So what are our resources on

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that as we go forward?

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DIRECTOR ISLES: We have resources. They're -- they're -- they're not great, you know, in terms of the depth of -- how much staff we have. Peter does a great job in terms of monitoring economic --

COMMISSIONER ROBERTS: So it's in our group.

DIRECTOR ISLES: -- indicators.

COMMISSIONER ROBERTS: There isn't a separate department that does that --

DIRECTOR ISLES: We do have a County Department of Economic

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Suffolk County Planning Commission 4/1/09 187
Development and Workforce Housing,
headed up by Skip Heaney.

COMMISSIONER ROBERTS: Right.

DIRECTOR ISLES: I think they have some capacity to provide some economic information, but not much. Probably the other source would be the Regional Planning Council, and -- and Seth Forman, who is on our staff, county planning staff, he provides, let's see, 40 percent of his time to us and 60 percent of his time to them. So that's something that could be a component of this study. Here again, we'll muster what we have, and -- you

17 know, Peter and Seth have -- have -- are
18 great talents for us.

19 In terms of economic forecasting
20 and so forth, and really business --
21 economic planning in terms of our
22 economy, that's something we would
23 probably benefit from someone --
24 assistance on that as well.

25 COMMISSIONER BOLTON: I just --

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1 Suffolk County Planning Commission 4/1/09 188

2 CHAIRMAN CALONE: Okay.

3 COMMISSIONER BOLTON: I just wanted
4 to --

5 CHAIRMAN CALONE: Charles.

6 COMMISSIONER BOLTON: -- ask Tom
7 quickly.

8 Are there any resources that the
9 Rauch Foundation has compiled that
10 our -- that it's possible for the county
11 to use in some way, that you know of?

12 DIRECTOR ISLES: Not that I'm aware
13 of. They've done, you know, obviously,
14 a lot of surveys on --

15 COMMISSIONER BOLTON: Right.

16 DIRECTOR ISLES: -- on public
17 opinion and so forth. Some of that may
18 be --

19 COMMISSIONER BOLTON: I'm just
20 wondering --

21 DIRECTOR ISLES: -- some of the
22 school district data, but --
23 COMMISSIONER BOLTON: -- if they
24 have any sort of economic stuff or
25 anything --

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1 Suffolk County Planning Commission 4/1/09 189

2 DIRECTOR ISLES: Not --

3 COMMISSIONER BOLTON: -- relative
4 to --

5 DIRECTOR ISLES: Not that I'm aware
6 of, no.

7 COMMISSIONER BOLTON: Okay.

8 CHAIRMAN CALONE: All right. I
9 think we've -- good -- good comments
10 all, but I -- I think maybe what we
11 should do is -- if folks are
12 particularly interested in helping shape
13 kind of what's coming next on this, you
14 know, let -- let me or Constantine know.
15 And I think what we may want to do for
16 next month is maybe kind of have a plan
17 that the commission can -- can adopt --

18 DIRECTOR ISLES: Okay.

19 CHAIRMAN CALONE: -- sort of a
20 rubric --

21 DIRECTOR ISLES: An outline.

22 CHAIRMAN CALONE: -- to say to the
23 department, Go, start, knowing that we
24 can always -- you know, that the river
25 will meander as it goes. But -- that

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1 Suffolk County Planning Commission 4/1/09 190
2 way you all can kind of get a head start
3 on it and --
4 DIRECTOR ISLES: Okay.
5 CHAIRMAN CALONE: -- we can
6 start --
7 DIRECTOR ISLES: That would be
8 good.
9 CHAIRMAN CALONE: -- moving the
10 ball.
11 And, you know, if anyone has
12 particular comments on what Tom's
13 proposing -- the other thing I think
14 would be interesting would maybe be like
15 a draft timeline for what we'd like to
16 accomplish --
17 DIRECTOR ISLES: Right.
18 CHAIRMAN CALONE: -- maybe this
19 year. What pieces of this could we
20 accomplish.
21 DIRECTOR ISLES: Yeah. I do have
22 that, but I wanted to --
23 CHAIRMAN CALONE: Okay. Well,
24 maybe --
25 DIRECTOR ISLES: I wanted to see

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1 Suffolk County Planning Commission 4/1/09 191
2 how this went first.

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CHAIRMAN CALONE: Gotcha.

DIRECTOR ISLES: Okay.

CHAIRMAN CALONE: Well, maybe that's something you can share with everyone, you know, by e-mail in the next week or so. And we can maybe adopt that as kind of our game plan for now --

DIRECTOR ISLES: Okay.

CHAIRMAN CALONE: -- and then we'll see how things go.

Thank you, Tom.

DIRECTOR ISLES: Thank you.

CHAIRMAN CALONE: Just in conclusion, a couple things.

For this month, and for our task forces, obviously, we're going to be finalizing our membership, we're going to be setting our goals, and hopefully maybe having a first call or something for each of those to kind of get everyone involved and get the ball moving.

Remember, we have next month in

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Islip. I do expect next month to be a relatively long meeting. We have EPCAL coming up, as well as a presentation by Supervisor Nolan on Islip, and Michael Watt on the building situation here in the county. And there may be, of

8 course, some other things.
9 DIRECTOR ISLES: And Summerwind.
10 CHAIRMAN CALONE: And then we have
11 another project in Riverhead.
12 Vince, before you go, let's talk
13 about that.
14 So we're going to be needing to
15 start precisely on time next -- next
16 month, so please be sure to be there on
17 time.
18 COMMISSIONER HOLMES: Are you going
19 to send us a map?
20 COMMISSIONER ROBERTS: (Indicating)
21 CHAIRMAN CALONE: Barbara.
22 COMMISSIONER ROBERTS: David, is
23 there anything that we should be doing
24 to help Tom on this budget issue or --
25 DIRECTOR ISLES: I -- I --

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1 Suffolk County Planning Commission 4/1/09 193
2 CHAIRMAN CALONE: I think we
3 discussed -- well, go ahead, Tom.
4 DIRECTOR ISLES: Yeah, we're okay
5 for now. I mean, and, certainly, I
6 appreciate the offer, and I'll let the
7 chair know if there's, you know,
8 external help that we can --
9 COMMISSIONER ROBERTS: So you're
10 relatively optimistic about everything?
11 DIRECTOR ISLES: Oh, no, that's too

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12 strong, but I'm hopeful.
13 COMMISSIONER ROBERTS: You're
14 hopeful.
15 DIRECTOR ISLES: And, here again, I
16 don't, you know, under minimize the
17 seriousness of this. This is very
18 serious.
19 CHAIRMAN CALONE: Anyone else have
20 anything they want to raise for the
21 group?
22 (WHEREUPON, there was no response.)
23 CHAIRMAN CALONE: And to Linda's
24 point, Islip Town Hall is on Montauk
25 Highway in -- in Islip.

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1 Suffolk County Planning Commission 4/1/09 194
2 COMMISSIONER HOLMES: The old
3 Montauk Highway?
4 CHAIRMAN CALONE: Okay. We will
5 sent out a map, I promise.
6 COMMISSIONER HOLMES: Linda needs a
7 map.
8 CHAIRMAN CALONE: Okay. Anything
9 else?
10 (WHEREUPON, there was no response.)
11 CHAIRMAN CALONE: If not, I'll
12 entertain a motion to adjourn.
13 Welcome again to the --
14 COMMISSIONER HOLMES: So moved.
15 CHAIRMAN CALONE: -- new guys.
16 COMMISSIONER BOLTON: Second.
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17 CHAIRMAN CALONE: It's good to have
18 you.
19 COMMISSIONER POTTER: Thank you.
20 CHAIRMAN CALONE: Motion by
21 Commissioner Holmes, seconded by
22 Commissioner Bolton.
23 All in favor?
24 ALL: Aye.
25 CHAIRMAN CALONE: It's unanimous.

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1 Suffolk County Planning Commission 4/1/09 195
2 Thank you all for your time.
3 (WHEREUPON, the meeting of the
4 Suffolk County Planning Commission
5 adjourned at 2:38 p.m.)
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1 Suffolk County Planning Commission 4/1/09 196

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C E R T I F I C A T E

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I, THERESA PAPE, a Shorthand Reporter and
7 Notary Public of the State of New York, do hereby
8 certify:

9

That the foregoing is a true and accurate
10 transcription of the stenographic notes taken
11 herein.

12

I further certify that I am not related to
13 any of the parties to this action by blood or
14 marriage; and that I am in no way interested in the
15 outcome of this matter.

16

IN WITNESS WHEREOF, I have hereunto set my
17 hand this 1st day of April, 2009.

18

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21

THERESA PAPE

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